



**Christmas Mountain Village Property Owners Association, Inc.**

5944 Christmas Mountain Road Wisconsin Dells, WI 53965

*Regional Vice President:* Stephen Prial

*Resort Manager:* Tim Blaschke

*Assistant Resort Manager:* Casey Cernohous

*AG Specialist:* Hannah Jones

Association Website: [www.christmasmountainvillage.co](http://www.christmasmountainvillage.co)  
(managed by resort)

Association Mailbox: [CMV.HOA@bluegreenvacations.com](mailto:CMV.HOA@bluegreenvacations.com)

The Christmas Mountain Village Property Owner's Association was incorporated September 4, 1986 for the purpose of preserving and enhancing the use of Christmas Mountain Village and its five underlying associations: The Christmas Mountain Campground Association, The Timbers at Christmas Mountain Association, The Villas at Christmas Mountain Association, Christmas Mountain Village Residential Owners Association (non-managed) and Christmas Mountain Golf Estates Property Owners Association (non-managed).

*The Christmas Mountain Campground Association:* 325 units

*The Timbers at Christmas Mountain Association:* 171 units

*The Villas at Christmas Mountain Association:* 93 units

*Christmas Mountain Village Residential Owners Association:* 73 units

*Christmas Mountain Golf Estates Property Owners Association:* 130 units

**Property Amenities:**

The resort offers a variety of amenities for owners and guests including a clubhouse that houses an activities department and game room, indoor and outdoor pools and spas, 16 downhill ski runs and tubing hill, two golf courses offering 27 holes of golf, laundry facilities and a variety of outdoor activities including canoes/kayaks, fishing, paddle boats, playground, volleyball, tennis courts, mini golf and basketball courts.

The resort also offers an onsite dining option, Mulligan's, as well as a small grocery/convenience store.

**Agreements, Leases, Licenses:**

**Agreement with Christmas Mountain Village Residential Owners Association (ROA)**

Bluegreen Resorts Management, Inc. provides administrative and billing services for the ROA, for a fee of \$25 per lot, that includes:

- Verification of ownership lists prior to billing and annual meeting mailing
- Annual billing and reminder statements
- Weekly aging updates after billing is mailed until all accounts paid
- Proofing, formatting, and mailing of annual meeting notice
- Reservation and setup of annual meeting space
- Mailing list updates
- Transfer requests for new owners
- Estoppel requests for new buyers
- Ongoing questions about individual accounts, account history, owners cards, etc

**Management Agreement**

*Entered Into:* April 6, 2001

*Between:* Christmas Mountain Village Property Owners Association, Inc and Bluegreen Resorts Management, Inc.

**Fee Structure:**

(a) Schedule. As compensation for the services to be rendered by the Management Firm hereunder, and in addition to the reimbursement to the Management Firm or payment by the Association for expenses as herein provided, the Association shall pay the Management Firm

for each operating year, at its principal office (or at such other place, if any, as the Management Firm may from time to time designate by written Notice to the Board), the following Services Fees (collectively referred to herein as "Services Fees").

(i) a Management Services Fee equal to four percent (4%) of the Association's total annual budgeted Gross Revenues.

(ii) a Financial Services Fee equal to two percent (2%) of the Association's total annual budgeted Gross Revenues.

***Renewal:***

Renews in successive 12 month periods day before anniversary with term of 36 months.

**Governance:**

***Board of Directors***

The Board of Directors is comprised of five delegates, each representing one of the underlying association, who each serve a one (1) year term. The current board members are as follows:

- Lynn Eberl, President (Residential Owners Delegate)
- Andrew Graziano, Vice President (Villas Delegate)
- Yogi Mueller, Secretary/Treasurer (Campground Delegate)
- Douglas Carr, Director (Timbers Delegate)
- Joe Scolaro, Director (Golf Estates Delegate)

***Meeting Schedule***

- June: Board of Directors Meeting (virtual)
- August/September: Board of Directors Budget Meeting (virtual)
- October: Membership Annual (in person)
- October/November: Board of Directors Organizational (via written consent after all delegates have been appointed)

***Meeting Notice***

- Annual Meeting require notice be delivered to all members no less than fourteen (14) no more than sixty (60) days prior to the date of such meeting.
- Board of Directors Meetings require at least five (5) days notice to each director to be delivered by mail or telephone.
- Special Board of Directors Meetings require at least five (5) days written notice to each director.