

The Christmas Mountain Campground Association
Board of Directors Meeting
February 7, 2024

Call to Order / Roll Call

Association Vice President Douglas Carr called the meeting to order at 11:31am EST. The following directors were in attendance: Douglas Carr, Vice President; Andrew Graziano, Secretary/Treasurer; Rob Lucas, Director and Mike Halvensleben, Director. Matthew "Yogi" Mueller, President was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President; Tim Blaschke, Resort Manager; Casey Cernohous, Assistant Resort Manager; Kim Fries, Vice President of Association Governance and Hannah Jones, Association Governance Manager. Also in attendance representing Hilton Grand Vacations were Neil Hutchinson, Senior Vice President of Trust and Association Operations and Victoria Perez, Senior Director of Association Management Services.

Douglas Carr appointed Hannah Jones as Acting Secretary for the purpose of recording the minutes.

Meeting Notice and Quorum

The meeting notice was posted and sent to all board members in accordance with Wisconsin statutes and association by-laws. The quorum requirement was met with four of five directors in attendance.

Approval of Agenda

The agenda was reviewed with no suggested revisions.

Motion: Rob Lucas made a motion to approve the agenda, as presented. The motion was seconded by Andrew Graziano and unanimously approved.

Approval of Prior Minutes

The Board reviewed the minutes from their October 14, 2023 Board of Directors Organizational Meeting.

Motion: Andrew Graziano made a motion to approve the minutes from their October 14, 2023 Board of Directors Organizational Meeting, as presented. Rob Lucas seconded the motion and it was unanimously approved.

Operational Update

Casey Cernohous presented an operational update that summarized major developments and provided front desk, housekeeping, maintenance and safety/security updates. Ms. Cernohous informed the Board that at the Circle of Excellence award ceremony hosted by Bluegreen in December, Jaden Moll, activities associate, won the title of Resort Experience Associate. In addition, there were four Christmas Mountain Village managers who were named finalists in their individual categories: Gadrireal Kollaszar, Guest Services Leader; Treisha Moll, Housekeeping Leader; Madison Graf, Resort Experience Leader; and Casey Cernohous, Manager of Distinction. Ms. Cernohous stated that due to higher than average temperatures, ski season did not commence until December. The resort welcomed fourteen J-1 students to assist with ski as well as food and beverage and laundry during the winter months. Occupancy, RCI, and Medallia reports were reviewed. The board congratulated the team on their 2024 Silver Crown RCI rating, which was an improvement from the prior 2023 Standard rating.

Financial Report

Casey Cernohous presented and reviewed the financial reports through December 31, 2023. Line item variances by department were reviewed and discussed. Ms. Cernohous reviewed the cumulative accounts receivable report as of December 31, 2023 which reflected a 1.40% decrease year over year. Hannah Jones reviewed the HOA inventory recovery report through January 8, 2024 noting that 2,601 intervals had been recovered since the program's inception in 2015, which has resulted in \$8,739,194 in paid maintenance fees for the association.

Unfinished Business

PRV Compliance

Tim Blaschke provided the Board with an overview of PRV lots who have noted infractions against the association's Rules and Regulations. Mr. Blaschke stated that resort management would like to move forward with citing these owners, but requested the board's consideration to have association legal counsel draft a template letter that can be used by the resort. Mr. Blaschke stated he felt utilizing a template letter would standardize communication and legal review would ensure appropriate recourse methods were implemented. Further discussion was held regarding template letters for those violating the no rental policy as well as delinquent accounts.

Motion: Rob Lucas made a motion to authorize Bluegreen Resorts Management to engage association counsel to draft template letters to address rule infractions, prohibited rentals and account delinquency at a cost not to exceed \$10,000. Andrew Graziano seconded the motion and it was unanimously approved.

Architectural Review Committee

Hannah Jones informed the board that following the June 21, 2023 Board of Directors meeting, she presented The Christmas Mountain Village Property Owner's Association, Inc Board of Directors with the approved Architectural Review Committee charter. Pursuant to The Christmas

Mountain Campground Association's governing documents, any betterment or improvement proposed by a PRV owner must first be approved by both The Christmas Mountain Campground Association and The Christmas Mountain Village Property Owner's Association, Inc. Ms. Jones stated The Christmas Mountain Village Property Owner's Association, Inc Board of Directors did confirm their desire to stay an active participant in the architectural review approval process; therefore, the committee charter had been revised to include verbiage supporting their involvement. The revisions to the committee charter were reviewed and discussed.

Motion: Mike Halvensleben made a motion to approve the architectural Review Committee charter, as revised. Andrew Graziano seconded the motion and it was unanimously approved.

Additionally, Hannah Jones provided the Board of Directors with intent summaries submitted by owners who have a desire to serve on the Architectural Review Committee. Pursuant to the approved committee charter, the Board of Directors shall appoint no less than three (3) persons to the Architectural Review Committee as well as two (2) representatives of resort management. The three appointed committee members shall be appointed for one year, two year and three year staggered terms which would be renewed for a two year term upon expiration of the original term. Representatives of resort management would serve until their successor is duly appointed.

Motion: Rob Lucas made a motion to appoint Stephanie Dowling (3 year term), Jim Rood (2 year term) and Julie Walther (1 year term) to the Architectural Review Committee. Mike Halvensleben seconded the motion and it was unanimously approved.

Furthermore, Ms. Jones presented the Board of Directors with an Architectural Review Committee plan which outlined the meeting schedule and focus for the first four meetings. The first order of business for the committee will be to review and provide suggested revisions to the Architectural Review Guidelines.

New Business

Hilton Grand Vacations Acquisition

Stephen Prial stated that Bluegreen Vacations had been acquired by Hilton Grand Vacations as of January 17, 2024. Mr. Prial stated that as the integration process begins, the priority is to preserve and protect the best aspects of both companies which are currently still operating independently. He further stated that Bluegreen Vacations is excited by this opportunity and looks forward to sharing additional information as it becomes available.

Deedback Requests

Hannah Jones presented the Board with a deedback request from owners W0114, W0234, W1445, RV257/10, RV262/09, RV245/10, W0154, RV1368, RV261/09, RV0803, W0068 and RV194/07 who all met the hardship guidelines designated by the board.

Motion: Rob Lucas made a motion to approve the deedback requests for owners W0114, W0234, W1445, RV257/10, RV262/09, RV245/10, W0154, RV1368, RV261/09, RV0803, W0068 and RV194/07 with all owners responsible for the \$250.00 transfer fee. Mike Halvensleben seconded the motion and it was unanimously approved.

Adjournment

With no further business presented, Douglas Carr requested a motion to adjourn.

Motion: Rob Lucas made a motion to adjourn the meeting. Mike Halvensleben seconded the motion and with all in favor, the meeting was adjourned at 1:00pm EST.

Respectfully submitted by

Hannah Jones, Acting Secretary