

The Villas at Christmas Mountain Association  
Annual Meeting  
October 14, 2022

Call to Order / Roll Call

Matthew "Yogi" Mueller called the meeting to order at 4:30pm CDT. The following directors were in attendance: Matthew "Yogi" Mueller, President; Roger Duley, Vice President and Douglas Carr, Secretary/Treasurer. Russ Manion, Director was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President of Resort Operations; Tim Blaschke, Resort Manager; Casey Cernohous, Assistant Resort Manager and Hannah Jones, Association Governance Specialist.

There were four (4) owners in attendance.

President Mueller 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 owners in accordance with Wisconsin state statutes and Association By-Laws.

President Mueller stated, pursuant to the Association Bylaws, a quorum of 15% is required. He further stated the quorum requirement was met with four (4) owners in attendance and 4,128 intervals represented by proxy, which combined totals 85.42% of the membership.

Approval of Prior Minutes

Minutes of the October 1, 2021 Annual Meeting were mailed to all owners of record for their review and consideration. No objections to the approval of minutes were noted; therefore, the minutes of the October 1, 2021 Annual Meeting were approved, as presented.

Report of Officers

Tim Blaschke reviewed the Association's financial statements as of August 31, 2022. A year over year delinquency comparison was reviewed and an overview of the HOA Inventory Recovery program was presented.

Nominations of Candidates for Election to the Board of Directors

President Mueller stated there were five (5) positions available for election to the Board of Directors for a one (1) year term. The current four board members, Yogi Mueller, Douglas Carr, Roger Duley and Russ Manion, have offered themselves for re-election. There was also one write in candidate, Robert Rognrud, who has accepted the nomination. President Mueller opened the floor to nominations. Hearing none, the floor was closed.

Election of Directors

President Mueller stated the five candidates, Yogi Mueller, Douglas Carr, Roger Duley, Russ Manion and Robert Rognrud, were therefore elected by acclamation as the number of vacancies equaled the number of candidates.

New Business

Management Report

Tim Blaschke presented a management report updating the membership on staffing retention and challenges, resort projects, occupancy and guest satisfaction scores.

2023 Budget Presentation

The proposed 2023 operating budget was presented by Tim Blaschke. The proposed 2023 budget reflects a 7.35% increase in maintenance fees with an 8.31% increase in operating expenses, a 18% increase in reserve funding, and a 7.58% decrease in property taxes. Proposed reserve expenditures in the amount of \$582,302 were reviewed.

Question and Answer Session

An owner, David Theune, presented the Board of Directors with information regarding a claim that his unit had been modified to no longer allow it to be used as a lock off. The Board of Directors thanked Mr. Theune for his time and informed him they would review the documentation and follow up with a response in writing.

Adjournment

**Motion:** Roger Duley made a motion to adjourn the meeting. The motion was seconded by Douglas Carr and with all in agreement the meeting was adjourned at 5:23pm CDT.

Respectfully submitted by

  
Hannah Jones, Acting Secretary