

The Christmas Mountain Campground Association
Annual Meeting
October 12, 2024

Call to Order, Introductions and Appointment of Recording Secretary

Douglas Carr called the meeting to order at 9:05am CDT. The following directors were in attendance: Douglas Carr, Vice President and Andrew Graziano, Secretary/Treasurer. Rob Lucas, Director and Mike Halvensleben, Director were not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President of Resort Operations; Tim Blaschke, Resort Manager; Casey Pinnock, Assistant Resort Manager and Hannah Jones, Association Governance Manager.

There were fifty-four (54) owners in attendance.

Douglas Carr appointed Hannah Jones as acting secretary for the purpose of recording the minutes.

Proof of Meeting Notice and Quorum Certification

Douglas Carr stated notice of the meeting was posted on property and mailed to all owners of record in accordance with Wisconsin state statutes and association bylaws.

Hannah Jones stated the quorum requirement of 20% was met with 2,282.33 voting interests represented either in person or by proxy, for a total of 63.03% of the membership.

Approval of Prior Minutes

Minutes of the October 14, 2023 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 14, 2023 Annual Meeting were approved, as presented.

Report of Officers

Management Report

Casey Pinnock presented a management report that summarized major developments and provided front desk, housekeeping, maintenance, and safety/security updates. Ms. Pinnock provided updates on completed projects to include continued paving throughout the association, the refinishing of the registration indoor pool and spa along with additional pool area upgrades like LED lighting, tile replacement, repainting of the slide and deep cleaning of the area. Additionally, new fire extinguishers were placed at the end of each RV row as well as the entrance and bathroom of the wilderness sites and a new playground was constructed in the RV park. Ms. Pinnock stated that a new texting platform, Kipsu, had been implemented which allows the front desk to communicate with owners and guests during their stay.

Financial Report

Ms. Pinnock reviewed the association's financial statements as of August 31, 2024. A year over year delinquency comparison was reviewed showing that the cumulative delinquency percentage increased by twenty-eight (28) accounts year over year for an overall delinquency of 9.78%. An overview of the HOA Inventory Recovery program was presented and it was noted that since the program's inception in 2015, a total of 2,676 intervals have been recovered resulting in \$10,500,858 in paid maintenance fees for the association.

Nominations of Candidates for Election to the Board of Directors

Douglas Carr stated there were five (5) positions available for election to the Board of Directors, each for a one (1) year term. Douglas Carr, Andrew Graziano, Vicki Jacobs, Rob Lucas and Robert Rognrud have offered themselves for the memberships consideration. Mr. Carr opened the floor for nominations. Hearing none, the floor was closed.

Election of Directors

Douglas Carr stated that Douglas Carr, Andrew Graziano, Vicki Jacobs, Rob Lucas and Robert Rognrud were elected by acclamation as the number of vacancies was equal to the number of candidates.

New Business

2025 Budget Presentation

Casey Pinnock presented the proposed 2025 operating budget. The proposed 2025 budget reflects a 3.50% decrease in maintenance fees with a 3.04% decrease in total operating expenses, a 6.71% decrease in reserve funding, and a 17.58% increase in property taxes. Proposed reserve expenditures in the amount of \$1,358,411 were reviewed.

Open Question Session

Discussion included leveling of RV pads, lighting within the association, overflow parking, enforcement of Rules and Regulations and the acquisition of Bluegreen Vacations by Hilton Grand Vacations.

Adjournment

Motion: Lauren Stockdale-Sparks made a motion to adjourn the meeting. The motion was seconded by Stephanie Flinchum and with all in agreement the meeting was adjourned at 10:15am CDT.

Respectfully submitted by

Hannah Jones, Acting Secretary