

February 27, 2009

Board of Directors Meeting for the Club Tahoe Resort Owners Association-conducted via telephone conference call

Board Members Present:

Rich Roll
Ken Burns
Marc Pearl
Don Wall
Jan Riedel
Daren McDonald

Club Tahoe Staff Present:

Shirley Bauer
Michelle Hoffman

Board Members Absent:

Lee Taylor

The Board Meeting was called to order at 8:31 a.m.

1.) Minutes of the December 5, 2008 Board Meeting

a.) The Minutes of the December 5, 2008 Board Meeting were approved as written.

Motion-Mr. Burns
2nd-Mr. Wall
Approved Unanimously

2.) Financials

a.) 2008 Year end Financials

The 2008 year end financials were reviewed and discussed. Ms. Bauer explained the updated change on the program (MAS90) on the Financial Report that affects the Income Statement. Mr. McDonald and Ms. Bauer will work together to modify the format to that which we previously used on the Income Statement.

b.) 90 Day Delinquency Report

The 90 Day Delinquency report was reviewed and discussed, including unit foreclosures. Mr. Burns suggested that staff prepare a report reflecting the history of "Over 90 days" amounts. Mr. McDonald offered to start this report with two years of history to which he has access. The Board agreed that such a report should be prepared.

c.) Reserve purchases

The postage meter in the Accounting Office will become obsolete as of March 31, 2009 and was required to be upgraded. Cost is \$1,995.

Motion-Mr. Roll

2nd- Mr. Wall

Approved Unanimously

The Indoor Spa work continues. Due to unforeseen circumstances the stairs leading into the Jacuzzi and the floor need to be removed and poured along with the walls. Prior to this, an engineer must survey the matter and will advise staff of his findings. There is \$8,800 in reserves for the spa as well as the availability of \$25,000 in the contingency fund, if necessary. Ms. Bauer will advise the Board as more information becomes available.

Motion-Mr. Burns

2nd-Mr. Wall

Approved unanimously

Certain parts of the carpet in the Clubhouse need replacing and this is fully funded. The conference room, stairs leading to the conference room and offices do not need carpet replacement at this time. Staff will notify the board by email after a bid is received.

d.) Certificates of Deposit

The Mid First Bank CD that matured on February 23, 2009 was placed in The Morgan Stanley liquid account and will be used for funding the kitchen remodeling project. There are 5 CDs that will be maturing before the next Board Meeting. Mr. Pearl suggested that we should generally keep this money liquid. Ms. Bauer stated that we do not have a CD maturing in August or October of 2009. She suggested we roll two of the CDs maturing in March to CDs maturing in those months; however, prior to the maturity dates, she would consult with Mr. Wall, Mr. McDonald and Mr. Pearl.

Motion-Mr. Wall

2nd-Mr. Roll

Approved unanimously

3.) Follow up on previous Board Action

a.) Occupancy Charts

The Occupancy Charts were reviewed and discussed. It was determined that there is no longer a need to provide the Occupancy Charts to the Board. However, Ms. Bauer was asked by the Board to monitor occupancy information and report any trend changes.

b.) Remodel Update

Truckee Meadows Construction is scheduled to begin work on Units 21, 22, 23 and 24 on March 9. All televisions have been mounted on the wall and all curved shower rods have been installed. The Board would like Ms. Bauer to maintain a spreadsheet relating to the completion of the buildings, billing and so on.

4.) General Manager Report

a.) Guest Evaluation

The Guest Evaluations were reviewed and discussed.

b.) Annual Meeting Preparation

The Annual Meeting preparation was reviewed and discussed. Ms. Bauer said that she would try to have a remodeled unit available for Annual Meeting attendees to view. Ms. Bauer reported that by the Annual Meeting she had 4 employees who had achieved 15 years of service with Club Tahoe and 5 or 6 who had 10 years and asked the Board if they thought it would be appropriate to present them with their service awards at the Annual Meeting. The Board thought that was a great idea.

5.) New Items

a.) Appointment of Nominating Committee

Mr. Roll and Ms. Riedel were appointed as the Nominating Committee. Ms. Riedel will conduct the Election of Officers at the Annual Meeting. Mr. Wall, Mr. Burns, Mr. Taylor and Mr. McDonald are running for re-election this year.

b.) Appointment of Board Officers Recommendation Committee

The Board Officers Recommendation Committee will be comprised of Ms. Riedel, Mr. McDonald and Mr. Roll. Ms. Riedel and Mr. McDonald will speak with each Board member regarding their involvement in the future of Club Tahoe. Mr. Roll and Mr. Wall have already prepared a description of their duties as President and Treasurer for the committee. Ms. Riedel will forward those job descriptions to the other Board Members. Some of the suggestions that Mr. Roll made were to continue with a manager hired by Club Tahoe or to hire a management company, in which case there might be less need for the same degree of involvement by the Board members. It was also suggested that the issue of the size of the Board be considered by this committee, exploring the advisability of reducing the number of Board members from 7 to 5 as is scheduled to occur in 2010.

With no further business brought before the Board, the meeting was adjourned at 9:20 a.m.