



**Board of Directors Meeting  
September 30, 2018  
Gathering Place**

**Board Members Present:**

Acting President Sallie Halverson, Secretary Doug Allen, Bud Morice, Tom Fanon, Cathy Bess, Fill-in Board Member Aaron Zaner, Brenda Tuck

**Resort Manager:**

Carrie Tainter

**Assistant Resort Manager:**

Leanna Dalton

Acting President Sallie Halverson opened the meeting at 10:00 a.m. She thanked Aaron for filling in for Pat Leach.

Doug Allen made a motion to accept Pat Leach's letter of resignation dated May 25, 2018. The motion was seconded and all board members approved the motion.

Brenda Tuck made a motion to have Aaron Zaner fill Pat Leach's remaining term on the board. The motion was seconded, all board members approved the motion.

The May 19, 2018 minutes were approved electronically by all board members. No further action was needed on the May minutes.

The President ask the Resort Manger if there was any information to report to the board. She advised everything is moving along slowly at this time.

**Old Business:**

A board member asked for an update on the Wi-Fi on the resort. A board member advised the first phase to update the Wi-Fi will cost an estimated \$45,287.00. That is to bring Fiber Optic cables to the resort. There is some fiber optic on the resort that runs in to reservation and administration but there is not enough band width at this time to improve the Wi-Fi throughout the resort.

There was a discussion on the Dish network throughout the resort that is out of date and will cost approximately \$9,000 to get it up to dated. A board member advised they are looking at DirecTV and Fidelity for pricing and possibly improving the TV and phone system on the resort. This could possibly help improve the Wi-Fi on the resort as well.

A board member advised he had gotten a price from Franklin County Glass on a price to install a special needs door opener on the Lake Expo front doors. The cost to purchase and install the closer would be \$3,115.06.

A question was asked if there have been any changes on the policy where if an individual had taken a tour with Mid-America of the resort, would that individual still have to wait two years before they could purchase an ownership out of the paper. Mid-America advised that the rule is changing that if an individual does take a tour with Mid-America and wants to purchase on line or the paper there will be an upcharge to compensate Mid-America for the time and gifts that the individual had received but they would no longer have to wait two years to become an owner. The transfer fee charges will still apply.

A board member brought the board up to date on the waste water treatment plant. Lost Valley has paid the engineering firm \$125,700.00 for all of the drawings and paperwork to the Department of Natural Resources which should cover all of their expenses on that phase of the project. The next phase with will not exceed \$94,300.00 to cover overseeing the project for compliance and completion of the project. A board member did ask if there will be any disruption of water or service on the resort and a board member advised no.

After talking with the engineering firm, it looks like the project will start before July of 2019. The Department of Natural Recourses has advised they WILL NOT shut down the resort since we are doing everything possible to be in compliance with their regulations.

A question was asked on who is allowed to be on the owners Facebook page. The assistant resort manager advised they are letting owners and their associates only on the Facebook page.

A question was asked about the completion time on the new front entrance to the resort. The resort manager advised they are planning on having it completed by this fall.

A question was asked if the pool came in on budget. The resort manager advised the pool did come in on budget but there was an extra cost on some of the concrete work. Several board members advised the pool looks great and they had heard a lot of great comments on the pool.

#### New Business:

There was a discussion about bringing in privately owned umbrellas and umbrella chairs into the pool area. The resort manager advised due to liability issues no one will be able to bring in their own umbrellas into the pool area. There are plans to install more shaded areas next year.

The resort manager brought up that she has had several complaints about why the owners have to be present to vote at the annual meeting. There was a discussion on this issue and it will be addressed at a future board meeting.

A board member brought up how he feels the board should be structure between the board members and the employees. If a board member has a question it should be ran through the board president or vice president to the resort manager. An answer will be sent back to the board president at which time the president can pass it on to the other board members.

A board member brought up a concern about only one person being on duty at the pool Friday night on Labor Day weekend and a storm came up. It was very difficult for one person to perform all of their duties at this location with a storm in the area.

A board member asked if she could have a sheet with everyone's email addresses. The board president advised that after the new board members come on board a new sheet will be issued.

Doug Allen made a motion to have a certificate of appreciation issued to any board members that have served on the board from May 2018 forward. The motion was amended to included sending Pat Leach a \$50.00 gift card for the extended period time served on the board of directors. The motion was seconded. All members approved on the motion.

A discussion has held on the funds for next years. The resort will need at least \$500,000.00 to finish out this year's expenses. There were 434 less owners from the previous year. A board member did advise the new sales manager is putting on at least 4-5 new owners every week which will be helping on maintenance fees in the future. Several questions were asked about the proposed budget line items.

Brenda Tuck made a motion to cancel the workshop meeting in October and vote on the maintenance fees at this meeting. Motion was seconded and approved by all board members.

Doug Allen made a motion to increase the dues 1%. The motion dead for a lack of a second.

The board members could not come to a consensus on whether to increase the dues or let the maintenance fees stand at present. With this outcome the maintenance fees cost will revert back to the bylaws which will automatically increase the dues to the cost of living for 2018.

A board member brought up that she had several people ask why the resort does not charge associates an extra \$10.00 for overnight stays besides the \$100.00 yearly fee. A board member advised that the bylaws do not account for this.

The Ways and Means Committee chair advised the committee had been ask to buy a couple of baby swings for the lodge area. The baby swing cost \$129.00 each and the committee would like to buy two. The Ways and Means committee made \$1,789.80 over the last 3 holiday weekends this year. The additional funds will be used for additional projects on the resort.

The board approved the Ways and Means committee to purchase the two children swings to be placed at the lodge playground.

Bud Morice made a motion to adjourn the board meeting. The motion was seconded. All board members approved.

Meeting adjourned at 11:38

Minutes Approved: 11/11/2018 Board Minutes were approved by all Board Members Electronically

Minutes Submitted by: *Doug Allen*

NOTE:

The following board members are up for election:

Tom Fannon, Bud Morice, Cathy Bess, and Aaron Zaner

The following owners are running to fill the above-board spots:

Bud Morice, Peggy Kemper, Cathy Bess, Thomas Fannon, Drew McCoy, Gary Ruebling, Aaron Zaner, and Jodi Benoist