

TWIN RIVERS OWNERS ASSOCIATION
BOARD OF MANAGERS
MEETING MINUTES FROM
12/16/14 3:45PM
BOARD OF MANAGERS MEETING
MCPM ADMIN OFFICE-WINTER PARK
APPROVED BOM MEETING MINUTES

CALL TO ORDER

Nancy Bowman, Board of Managers vice president called the meeting to order at 3:55pm in the absence of the BOM president.

ROLL CALL

Nancy Bowman, Board Vice President via phone

Phyllis Sjogren, Board Sec/Treas, via phone

Dick Norman, Mountain Chalet Property Management

Clare Cavanaugh, Board President did not participate

APPROVAL OF BOM MEETING MINUTES 7/23/14

After a review of the BOM meeting minutes from the 7/23/14 BOM Meeting Phyllis moved to approve the minutes as presented. Nancy seconded the motion. Motion passed unanimously.

TWIN RIVERS INTERVAL OWNER REPORT (NANCY BOWMAN)

Nancy reported that the Twin Rivers Interval Owner Association is now renting out the unused weeks of their association. Nancy also reported working with a vacation club to draft an agreement to fill additional open weeks. Nancy also noted that one of their BOM members attended the annual IOA Convention this year. She believes that all BOM members of the IOA now have attended this national conference. Nancy also noted that the TRIOA BOM will be meeting next on May 1st and May 2nd of 2015.

FINANCIAL REPORT

MCPM presented the current financial report to the BOM.

OLD BUSINESS

WIFI UPGRADE

L&L Services has completed the wifi installation. Table tents are being put in all units that will offer the login information and also contact information for any guest or owner who has a problem. MCPM provided Alderwood, the manager for the 26 Interval Owned units to install in their units.

CLUBHOUSE PUMP ROOM REPAIRS

The pump room repairs are complete. While this major renovation was being done it was possible to install all new hot tub pumps and equipment at this time for a significantly less amount than was scheduled on the CRF for 2019. The line item on the CRF in 2019 was removed and the current cost for the work was added to the 2014 CRF line items to note the work being done.

NYSTROM CRAWLSPACE GAS LINE UPDATE

Jackson Plumbing has been overwhelmed at this time of the year and this work will not likely get done until spring. Tim Koepke of Alpine Meadows Design has indicated there is no safety issue by waiting to have the work completed.

CLUBHOUSE DOOR REPLACEMENT

The new clubhouse commercial doors have arrived and are being installed.

SPECIAL ASSESSMENT UPDATE

There are two owners who still owe the entire \$1600. There are two other owners who still owe about \$400 each. All others have paid in full.

MEMORIALIZE BOM OFFICER ACTION OF 8/2/14

This action is to memorialize the appointment of Board of Manager (BOM) officers for the Association for 2015. Clare will remain as president.....Nancy will remain as vice president.....Phyllis will remain as secretary/treasurer. Phyllis moved to ratify the officers. Nancy seconded the motion. Motion passed unanimously.

OWNER ASSOCIATION REQUEST FOR THE REMAINING \$2500 FROM THE NYSTROM 5 DAMAGE CLAIM

Prior to the departure of Kelly Mace, Mountain Chalet was working with Kelly to get the remaining \$2500 to the TROA from the Nystrom 5 dishwasher insurance claim issue. Nancy reported that she recalled this being discussed by the TRIO BOM and that they had approved the payment. Nancy suggested MCPM contact Stephanie at Alderwood for follow up and resolution. Nancy also noted the TRIO BOM will review all future occurrences and claims on a case by case basis.

NEW BUSINESS

BUDGET PLAN AND APPROVAL FOR CALENDAR YEAR 2015

The preliminary budget for 2015 that is being presented shows a small operating surplus. The proposed budget does not require any increase in dues for the calendar year 2015. It does appear there may be a budget deficit at the end of the 2014 calendar year. Phyllis moved that any deficit to the operating budget be eliminated by reducing the CRF allocation by that amount. Nancy seconded the motion. Motion passed unanimously.

After further BOM discussion Phyllis moved to accept the 2015 Twin Rivers budget as presented. Nancy seconded the motion. Motion passed unanimously.

NEXT BOARD OF MANAGERS MEETING

No future BOM meetings were scheduled at this time. The BOM will communicate via email to schedule the next meeting.

ADJOURNMENT

Being no further business to conduct, Nancy moved for adjournment. Phyllis seconded the motion. Motion passed unanimously. Meeting adjourned at 4:54pm