

# Lakeview Property Owners Annual Meeting Minutes

## Tuesday, March 18, 2014

**Board Members Present:** Andrew Tod, President  
Matt Pica, Vice President  
Stan Glander  
Ben Smith  
John Floriani  
John Carline

**Absent Board Members:** Ken Kochenour, Kristen Kochenour, Jay Wellenbusher

**Lakeview Staff Present:** Tara Gilchrist, POA General Manager; Steve Sharkey, Resort General Manager; Steve Byrum, POA Treasurer; Jodi Wilburn, POA Secretary; Mark Gaston, Corporate Controller; Robert Trammell, Regional Vice President of Operations.

**Meeting was called to order at 6:05pm.**

### Roll Call

a) Andrew Tod, Board President, asked all Board Members, Lakeview Staff, and Owners to introduce themselves.

### Reading of Minutes

- a) Andrew Tod, Board President, asked everyone present to read the minutes from the Annual Board Meeting held Tuesday, March 5, 2013.
- b) Stan Glander, Board Member, made a motion to accept the minutes as written.
- c) Matt Pica, Board Vice President, seconded the motion.
- d) All agreed and the motion carried.

### Communications

- Overview given by Tara Gilchrist, POA General Manager
- a) Newsletters were mailed to all owners.
- a) Since 2009, the Lakeview POA has re-invested 18% of the Yearly Capital Reserves back into the property; industry standard is 5%.
  - Vinyl Siding Project was expedited by 2 years.
- b) Tara Gilchrist, POA General Manager, updated owners about current “scams” happening in the Timeshare Industry.
  - Andrew Tod, Board President, explained “Dump Companies”.

### Report of Management

- Overview given by Tara Gilchrist, POA General Manager
- a) In 2013:
  - New Deck on Clubhouse; Vinyl Siding on 7 buildings; 10 more Living Room Suites; continued painting and texturing in units.
  - RCI Scores improved.
- b) 2014 Planned Projects:
  - Vinyl Siding Project will be complete; Roadway will be paved with 2” of new asphalt;

new pots and pans; Flat Screen TV's will be placed in all bedrooms; 16 more Living Room Suites.

-Pool may be replaced in the next few years.

c) Collections are up 3% year over year due to additional collection efforts and good paying owners.

d) Liens down by 75% since 2009.

### **Financial Summary**

-Overview given by Steve Byrum, POA Treasurer

a) 2012 Audit is complete; shows a small surplus.

-Copies are available to any owner upon request.

b) 2013 Audit process has begun; should be complete mid year.

### **Election of New Board Members**

a) Andrew Tod, Board President, explained that there are 3 open seats on the Board of Directors. Applications were received from John Floriani, John Carline, and Robert Trammell. Andrew asked for any nominations from the floor.....

(No one was nominated.)

b) Andrew Tod, Board President, explained that there was no need to vote since three applications had been received for the three open seats.

c) John Floriani, John Carline, and Robert Trammel were elected to Lakeview POA Board of Directors.

-Andrew Tod, Board President, thanked Ben Smith for his service.

### **Unfinished Business**

-None discussed.

### **New Business**

a) Bob Leonard, Timeshare Owner, discussed a "Membership Card" owners previously received, which offered a 20% discount on Hotel Rooms and Activities. He inquired about the possibility of reinstating the use of these cards.

-Tara and Jodi will research the "Membership Card" and discuss with Hotel Management.

b) Paula Takoch, Timeshare Owner, expressed some concerns she had about the lighting outside of unit 30.

-Tara Gilchrist, POA General Manager, will address.

c) Robert Takoch, Timeshare Owner, highlighted some nearby attractions and offered to speak at the Monday Welcome Receptions. He suggested adding a list of local attractions to the POA Website.

d) Patricia Leonard and Paula Takoch, praised Edna Shaffer, POA Executive Housekeeper, and Fran Gayton, POA Activities Director.

### **Motion to Adjourn**

a) John Carline, Board Member, made a motion to adjourn.

b) Stan Glander, Board Member, seconded the motion.

c) All agreed and the meeting ended at 6:36pm.

Minutes taken by Jodi Wilburn, POA Secretary