

Indian Peaks Interval/Condominium Owner's Association Combined Annual Meeting

BOARD MEETING MINUTES

Friday, August 15th, 2014 at Noon

Quad Cities Stoney Creek Inn, Moline, IL 61265

On this date the board of Indian Peaks met in their annual meeting. Board members present were Kevin Schneider, Janet Smith, Lee Anderson, and Tom Overton. Present as Indian Peaks' manager was Jon de Vos.

Jon reviewed the financials sent previously to the board. They were in good order and running close or under budget in all categories. Two exceptions were in unit electricity running high partly due to the winter months but should improve and snow removal which will probably not improve due to last year's heavy winter.

Jon brought an idea to the board with potential to solve a growing problem of an aging population of owners that are transitioning to fixed income, limited travel and diminishing ability to sell, rent, or trade their unit. Until now resorts have held fast to their collection policies or charged large fees to reclaim. Jon's proposal was to offer a program whereby the resort would take back a unit from the "out-aging" owner for 5 years dues or \$3,000. But instead of giving them nothing for it, Indian Peaks would offer full value in five coupons, each worth one week from our inventory. On a space-available basis, they can stay here, they can rent or exchange these coupons for weeks. The board liked the concept but questioned if five years might be too much for cases of hardship. Finally it was decided to begin with the five week/\$3,000 plan but gave Jon the latitude to reduce the terms to three weeks/\$1,800 if the situation called for it. The motion to enact and this plan was made by Janet Smith, seconded by Lee Anderson and passed unanimously.

Jon told the board that aggressive efforts had returned 68 deeds to the association in the last two years. These were deeds that had been "lost", either through death of the owners and them failing to pass it on, bankruptcy, job loss, divorce, illness, etc. In turn, Jon said, they had also sold 32 weeks in that same time with half of them sold in the last two months since starting a vigorous in-house campaign to sell them. Jon added that interest in ownership was definitely on the rise, especially since word is getting out about how well Indian Peaks is trading.

The board vacancy was discussed along with the candidate interviews which were to begin at 1:30pm. At this point the meeting was suspended to conduct those interviews. The first was Mark Landrum. Next the board interviewed Dani Hecker via Skype and finally Walt Steiner, also in person.

After the interviews the board reconvened and discussed the candidates. Each brought strong skillsets to the table along with good timeshare experience. Since the board had previously discussed and desired to expand to seven members, the board opted to take the opportunity to do so. They felt that to arbitrarily choose just one candidate would be to lose the talents of the other two. After discussion, Tom Overton made the motion to expand the board to seven and present the four incumbents and the three candidates to the owners as a slate for the next day's election. The candidates were so notified and with no further action, the meeting adjourned at 3:45pm.

Saturday, August 16, 2014, 1:45pm.

The board reconvened their annual meeting at this time to review the owners' meeting. Janet suggested that we get more input on the points matter by putting the RCI presentation on line and summarizing it in the next newsletter and asking owners how many would actually convert to points if it were available. Response will indicate to the board if the expense is warranted. Board officer positions were discussed. After discussion it was

agreed to leave positions as they stand now with Kevin Schneider as president, Tom Overton as vice-president, and Lee Anderson as secretary/treasurer of both associations for the coming year.

With no further action, the board adjourned at 2:00pm.