

VILLAGE AT IZATYS BOARD MEETING

December 9, 2001

10:00 PM at Izatys Golf & Yacht Club

Present: Ron Zappa, Betsy Neff, Joyce Bimberg, Dick Beyer, Tom Kraus, Mike and Diane Peplinski, Jim Kramer, John Eggers, Erv Lentz, Mike Waddick, Kristie Lacey-Hause, Tom Baltz, Lisa Kohls, Laura Kinsfogel, Dora Edmonson.

TOPIC	DISCUSSION	ACTION
Minutes of October 24, 2001 Board Meeting	The minutes were reviewed. The discussion regarding seal coating the new driveway was reopened.	4 to 1 vote to get two bids for seal coating the new driveway, and compare to cost and time availability of completing the work in-house. Vote was tabled. Tom Baltz will present a recommendation to the board at the March board meeting. M/S/P Minutes were approved

<p>Committee Reports Finance</p>	<p>Proposed budget was reviewed. Actual mileage expense is anticipated to be lower as a result of the recent purchase of the van, replacing the use of personal vehicles for laundry runs. The Association has been drawing a 3% interest rate from CDs. The loan on the truck is being paid at an interest rate of 8%. As a result of the current financial situation, the van was purchased with cash and it was recommended to payoff the loan for the truck.</p>	<p>M/S/P to utilize funds from bank account to pay off the loan on the maintenance truck purchased a year ago.</p> <p>M/S/P to approve budget with a reduction in insurance expense and a reduction in rental income. The Final draft will be sent out to all Board members.</p>
<p>House & Grounds Dick Beyer</p>	<p>Dick reported on the completion of the road down to the C-units. Landscaping needs to be completed including putting in curbs along the grass next Spring.</p>	
<p>Policy Erv Lentz</p>	<p>The Policy & Procedures manual will be reviewed and compared to minutes from the past year.</p>	<p>The reviewed and updated Policy & Procedures manual will be distributed to all board members.</p>
<p>Communications Betsy Neff</p>	<p>The committee is looking to increase communication with owners. This includes putting newsletters and minutes online, and overall expansion of the website. Email addresses have been collected for approximately 50% of the Owners. Ron recommended increasing the number of mailings of two per year and looking at improving the process of informing owners about joining the board and ad hoc committees.</p>	

<p>Property Management Report Dora Edmonson, Lisa Kohls</p>	<p>Dora Edmonson was introduced as the newly appointed Property Management Liaison to the Board, Association, and Developer. Dora will oversee property management, including resort operations. She will meet with Committee chairs and begin directly working with each committee. She is working on implementing the following:</p> <ul style="list-style-type: none"> • Setting up 7-day 800# customer service lines to broaden service to owners. • Developing a detailed unit inspection list and conducting bi-annual unit and site inspections along with Tom, and Lisa. • Implementing employee incentive programs and providing company-wide training on customer service. <p>Dora will be preparing a monthly property management report, which will include comment card ratings, and Interval International usage reports.</p> <p>Lisa reported that all resort employees completed a customer service program in the beginning of October. Lisa and the Activities Director reviewed other properties and worked with Dora to look at creating quality with everything an owner encounters.</p> <p>Close to 100 owners attended the December 1st Winter Celebration. Additional activities being developed include: Owner birthday and anniversary activities, day trips with use of new van, and golf tournaments.</p> <p>Trees have been cut by the A and B units and the remaining stumps will be ground up by Spring. Maintenance staff chlorinated all wells in the Cottage Colony units. A deep clean has been completed on all units to remedy hard water damage.</p> <p>Lisa proposed the purchase of an Icehouse for \$2,500 with the \$4,000 excess funds collected from Activities. The Icehouse could be rented out to owners and used for activities.</p>	<p>A company organization chart will be completed by December 15th and distributed to board members.</p> <p>The property management company will put together a proposal for the purchase of an Icehouse and submit it to the Finance committee for review and approval.</p>
<p>Developer Report Mike Waddick</p>	<p>The Ojibwa Tribe has made an offer to Chip Glaser to purchase the Izatys Golf courses, Links Lodge, clubhouse, & Marina. The agreement is not final, but a commitment is expected by December 29th.</p>	

	<p>The Whole Ownership Association board has approved the hiring of Premier as their Property management company. A one-year property management agreement is expected to be signed Monday or Tuesday of next week.</p> <p>A decision regarding future laundry servicing has been delayed for 30 days. The Tribes' pending purchase could result in additional options for laundry servicing.</p> <p>There is a perpetual recreation easement on all lots owned.</p> <p>Premier has continued its contract with Interval International on a month-to-month basis. The affiliation for future sales is being reviewed, including the possibility of developing an internal club. A dual affiliation will remain, allowing current owners to remain with Interval International.</p> <p>Certificate of Occupancy is expected for the F-units in mid December. There will be a grand opening when the F-units are completed.</p>	<p>The developer will be reviewing current agreements with Izatys Golf & Yacht.</p>
Old Business	<p>There was a discussion regarding changing the Owners' Annual meeting from Sunday to Saturday. An organization meeting will be held January 9th, at 6:00 p.m. at the Premier Office. The meeting will include a vote on director positions, the set-up if committees, and the setting of board and owner meeting dates.</p> <p>Maintenance fees must be paid in full prior to use. Owners are able to bank three years out with prepayment of maintenance fees for the use years.</p>	
New Business	<p>The terms for all Ad hoc committee members have expired. All five members were interested in continuing on the Ad Hoc Committee.</p>	<p>All current Ad hoc members were voted on to the Ad hoc committee for an additional one-year term.</p>
Meeting adjourned at 12:00 PM		

Next meeting is 6 p.m. Wednesday, January 9th 2002 at Premier Resorts, Ltd.

Submitted by Laura Kinsfogel