

The Pines at Meadow Ridge Lodges
Annual Meeting
July 26, 2008

On this date, the board of directors of the Pines at Meadow Ridge Lodges met for their annual business meeting. Present for the association were directors Don Sellars, Larry Geiger, Brownie Harvey, and Janice Beller. There were 46 owners present for the meeting. Dick Prinster was not in attendance due to a prior commitment. Present for Allegiant Management, LLC were Jon de Vos and Debbie Briggs.

Don Sellars called the meeting to order at 10 a.m., introducing the board and the management company to the owners and welcoming all in attendance. In his opening remarks, Don explained that the board has spent the last 3 years working on the exterior of the Pines and the next 3 years will be spent on the interior of the Pines. Don Sellars announced that Joe Mares has sold his unit, therefore he had to resign from the board. Don explained that due to Joe's resignation, the board had to find a replacement. Richard Prinster expressed his interest in serving. The Pines Board of Directors appointed Richard Prinster in June 2008 to fill the remainder of Joe Mares term.

Don Sellars asked the owners to read the minutes from the 2007 annual meeting. **A motion was made to approve the minutes, Don asked for a second, and the motion to approve the 2007 annual meeting minutes passed.**

Larry Geiger reviewed the financials. He started with the timeshare financials. Larry stated that the association has inventory of weeks that can be purchased. Larry reviewed the Whole Owned financials. He explained that units committed to timeshare pay the same amount to the whole owner's funds as individually owned units pay, regardless of the fact that some timeshare unit owners are delinquent in their assessment payments. Larry Geiger reviewed the 2008 budget. Larry pointed out the highlights of the balance sheets of each association and the significant financial variances in the income statements for the first five months of 2008. Larry answered several questions from the owners.

Jon de Vos gave the property managers reports. He stated that he has managed this association since 2001, and how the association has since

improved since. He explained that financially the association has improved tremendously. Your current board of directors has worked hard in getting the association funds and reserves built up. Jon stated that the repairs over the past few years, including new roofs, landscaping, parking lot paving are completed and now its time to look at the smaller details, such as new sliding windows and sliding glass doors. Jon stated that the re-sale on the whole owned units is still high, despite the national downturn in the housing market. Jon de Vos stated that it has been a pleasure to serve the association and work with the board of directors.

Larry Geiger gave the club report. He stated that the massage therapist's are doing well. The club purchased new umbrellas for the pool area. The landscaping in the entry way is on going, but has vastly improved the appearance. Moveable pane windows have been installed in the weight room. Ski Broker will return in the winter. Paul Jones, owner of Ski Broker, landscaped the area around the large entrance sign for the Pines. Larry Geiger stated the club was in good financial condition. Future projects include re-decking around the pool. Ongoing projects include improvements in the meeting rooms and the club lobby area. Larry Geiger stated that club does not allow day use membership. The club membership is monthly or yearly for non-owners of the Pines, Associations 1 and 2.

Janice Beller reviewed the election of the board members up for election. **Bill Eaton motioned to re-elect Brownie Harvey and Don Sellars by acclimation. The motion was seconded by Dick Hovendick, and the motion passed.**

Brownie Harvey told the owners that the timeshare owners and whole owners need to separate and have their own question and answer time. Don Sellars adjourned the annual meeting at 11:30 a.m. and the group separated into timeshare and whole owned meetings.

Timeshare Meeting

The timeshare owners meeting began at 11:40. Larry Geiger directed the timeshare owners meeting. An owner in the audience had questions about replacing the decks and stairs. Larry stated that the only way to get enough funding to do the decks and stairs now is a special assessment or raise the maintenance dues. There is not enough money to do it at this time. Janett Mallard thanked the board for all their hard work.

Larry Geiger told the owners that the board has been reviewing the monthly comment cards from RCI. Larry stated that two of the biggest complaints are that the units are dark and dirty. Larry stated that lighting improvements are in the works. Larry introduced to Jaj Geiger. Jaj has been researching replacements on the lighting, flooring, and bathrooms. Jaj explained lighting issues in the units and how to resolve them. She brought photos and lay outs of all the products that would improve the interior of the timeshare units. Jaj also stated that this project would need to be done in stages and the board would notify the owners when they are ready to proceed with the re-model.

Whole-Owner Meeting

The whole-owners reconvened at 11:30 am and discussed their concerns. Present for the management agency was Jon de Vos. In general the owners were satisfied and complimentary regarding the management of the Pines. There were three issues raised by the owners that they would like addressed:

The spacing on the upper deck rails

1. The walking surface of the entry to the units
2. The walking surface of the private decks

After owner input and discussion the following recommendations were formulated for presentation to the board:

- I. The wide gap between the upper deck rails is an acknowledged safety issue. Jon de Vos told the owners that there was indeed a safety issue with the 6" gap in the rails, however it was not out of compliance because the installations were to code when built and as such, are allowed. The owners recommended to the board that this issue be prioritized to be done as soon as possible without incurring a special assessment or dues increase for the project.
- II. The owners recommended that the walking surface on the private decks be examined. Any defective or hazardous boards replaced and protruding nails be re-set and/or replaced with countersunk decking screws when practical to do so. Then the decks should be stained with a high quality deck stain.
- III. The 3rd recommendation from the owners to the board was regarding the entries to the units. The owners requested to the board that they

be treated the same way as the private decks, examination, replace defective boards, re-set nails or replace with screws, then stain with the same deck stain.

With no further discussion or recommendations, the owners adjourned their meeting to the barbecue on the Pines lawn.

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The spacing on the upper deck rails

3. The walking surface of the entry to the units
4. The walking surface of the private decks

After owner input and discussion the following recommendations were formulated for presentation to the board:

- IV. The wide gap between the upper deck rails is an acknowledged safety issue. Jon de Vos told the owners that there was indeed a safety issue with the 6" gap in the rails, however it was not out of compliance because the installations were to code when built and as such, are allowed. The owners recommended to the board that this issue be prioritized to be done as soon as possible without incurring a special assessment or dues increase for the project.
- V. The owners recommended that the walking surface on the private decks be examined. Any defective or hazardous boards replaced and protruding nails be re-set and/or replaced with countersunk decking screws when practical to do so. Then the decks should be stained with a high quality deck stain.
- VI. The 3rd recommendation from the owners to the board was regarding the entries to the units. The owners requested to the board that they be treated the same way as the private decks, examination, replace defective boards, re-set nails or replace with screws, then stain with the same deck stain.

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