

**TAHOE SANDS TIME SHARE OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
Foothill Community Center
5510 Diablo Dr., Sacramento, CA
March 11, 2017**

Call to Order and Establish Quorum

The Tahoe Sands Time Share Owner's Association Annual Meeting was held on Saturday March 11, 2017 at the Foothill Community Center in Sacramento, California. President Robert Wemheuer called the meeting to order at 1:31 PM. A quorum was established based on the ballots cast and members present.

Board Members Present

President	Robert Wemheuer
Vice-President	Gary Duignan
Secretary	Norm Allen
Treasurer	Doug Thompson
Member-at-Large	Jean Thompson

Others Present

Management Company representatives Maggie Schumacher, Jeff Rose, Mike Hansen, and Robert Curry and approximately 50 owners.

Pledge of Allegiance

R. Wemheuer, President

Review and approval of agenda

R. Wemheuer, President

Today's agenda was approved by affirmation. It was agreed items may be taken out of order.

Introduction of Inspector of Election

N. Allen, Secretary

- **Opportunity to obtain ballots**
- **Presentation of board candidates**
- **Turn in ballots**
- **Anyone interested in observing the vote count**

Allen introduced Carol Allen, Inspector of Elections. A final call to turn in ballots was announced. Two members volunteered to help with the count.

Introductions of owners and guests

All

- **Name; where from; how many years as an owner**

Everyone introduced themselves. Duignan and Wemheuer made a plea for owners to get involved at the Committee level and participate in running the Association.

Review and approval of Annual Meeting Minutes - March 12, 2016 M/S/C to approve the minutes as presented.

N. Allen, Secretary

President's report

R. Wemheuer, President

Wemheuer thanked past Board member Todd Beach for his service to the organization.

Facilities, Safety and Maintenance Committee Chair Jeff Pudewell distributed photos of the Resort showing the amount of snow in Tahoe this year. The Management Company received a round of applause for their efforts this winter. Pudewell reported that since the last Annual Meeting, three decks have been replaced and three more are scheduled for this spring. A proposal is being developed for a 6 unit, 2 story building at the corner of

the property. The lobby area has been completely redone and is now ADA compliant. Furniture, appliances, and flooring continue to be replaced and updated.

Wemheuer encouraged owners to complete the Member Interest Forms and volunteer for a committee. He thanked Jean Thompson, Maggie Schumacher, and Robert Curry for getting a new website live. During the presentation, Kay Buty showed features of the new site.

Wemheuer invited everyone to visit the Resort and see all the improvements.

Financial report

D. Thompson, CFO

Doug Thompson reported this year's budget is approximately \$1.5 million. Assessments cover about \$1.2 million; the balance of revenue comes primarily from rentals. A Reserve Account is maintained for capital improvements. The Association is currently in year 2 of a 3 year dues increase. Normally, there are about \$100,000 per year spent on improvements, but about \$172,000 has been allocated for 2017. In addition, unforeseen capital expenses can come up during the year. Thompson said that about \$200,000 - \$250,000 have been spent on improved amenities and renovations. About 10% of assessments fund Reserves, which are allocated to continue improvements, but also for major renovations and new construction.

Resort Update Slideshow

K. Buty, Member Relations

Kay Buty showed pictures of Work Party weekend and renovated units, highlighting updated kitchens and flooring.

Website Update

Maggie Schumacher reported the new website, tahoesandsresort.com, went live in January. It's very user friendly for owners and guests. She described the features and strategies being incorporated to drive traffic to the site. Schumacher showed how to access a members-only section which will feature Association documents and an opportunity for owners to discuss issues important to them. To get more information, contact her at info@tahoesandsresort.com.

Round Table Discussion

All

The group spent the next 30 minutes at various round table discussions. Afterwards, the table captains reported on the discussions held.

- **Resort Finances – Doug Thompson**

Thompson said he had a very interesting discussion about the Association's finances and gained a new perspective.

- **Strategic Planning – 20+ year vision – Jean Thompson**

- **Renovation, Upgrades, Capital Improvements & ADA – Kay Buty and Gary Duignan**

Gary Duignan reported this group discussed ADA requirements and the plan for the new building. There was a suggestion to investigate installing solar units on the Lanai roof, which will be discussed at the next Board meeting.

- **Resort Maintenance & Safety – Norm Allen and Jeff Pudewell**

This group also heard a suggestion regarding solar options.

- **Resort Information & Owner Services – Robert Curry and Jennifer Cameron**

Jennifer Cameron reported on discussions about bonus time, enforcing the existing day use policy, hot tub rules, and exchange opportunities.

- **Resort Sales – Jeff Rose**

Jeff Rose said the group talked about upgrades, exchange opportunities, resales, foreclosures, inventory, and improvements at the Resort.

Round Table Recap

See above recaps. All agreed this was a good use of time and to get to know each other.

Table Captains

Election results and report

N. Allen, Secretary

Inspector of Elections Carol Allen reported the following votes from valid ballots:

Wemheuer: 413

Duignan: 377

Doug Thompson: 408

All three candidates were re-elected to the Board.

Adjournment

There being no further business to come before the Association, the meeting was adjourned at 3:11 PM.

Respectfully submitted,

Judy Friedman

Recording Secretary

THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS

AS APPROVED,

NORM ALLEN

SECRETARY

TAHOE SANDS TIME SHARE OWNERS ASSOCIATION