

**TAHOE SANDS TIME SHARE OWNERS ASSOCIATION  
ANNUAL MEMBERS MEETING  
Foothill Community Center  
5510 Diablo Dr., Sacramento, CA  
March 10, 2018**

**Call to Order and Establish Quorum**

The Tahoe Sands Time Share Owner's Association Annual Meeting was held on Saturday March 10, 2018 at the Foothill Community Center in Sacramento, California. President Robert Wemheuer called the meeting to order at 1:30 PM. A quorum was established based on the ballots cast and members present.

**Board Members Present**

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

**Others Present**

Management Company representatives Maggie Schumacher, Jeff Rose, Mike Hansen, and Joanna Bailey, and approximately 30 owners.

**Pledge of Allegiance**

**R. Wemheuer, President**

**Review and approval of agenda**

**R. Wemheuer, President**

**M/S/C to approve today's agenda as presented. It was agreed items may be taken out of order.**

**Introduction of Inspector of Election**

**Bret Reeves**

Wemheuer introduced Bret Reeves, Inspection of Elections. Two incumbents are running for re-election, Jean Thompson and Norm Allen. There are no other candidates in today's election.

**Committee Chair**

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

Reeves described the balloting process and called for ballots to be turned in now. Four people volunteered to help with the count.

**Introductions of owners and guests**

**All**

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

**Review and approval of Annual Meeting Minutes – March 11, 2017**    **N. Allen, Secretary**

**M/S/C to approve the minutes of the March 11, 2017 Annual Meeting as presented.**

**President's Report and Slideshow**

**R. Wemheuer, President**

Narrating a Power Point presentation, Wemheuer described the strides made by the Board and Management to upgrade, improve, and renovate the Resort. Almost \$800,000 has been spent on capital improvements over the past three years and Wemheuer detailed those improvements by year.

One of the main projects being considered was a renovation of the 300s that would replace the current structure with a new two-story building. The new structure would provide ADA compliant units and increase the number

of 2-bedroom units on the property. Based on a pre-development meeting with local agencies, it was determined that Placer County would require the Best Management Practices (BMPs) to be completed first. In addition, there are some utility company improvements planned for Tahoe Vista in the next few years. Wemheuer showed pictures of interior and exterior improvements.

He reminded the group that Board and Committee members are volunteering their time and encouraged everyone to do the same. Please complete a Member Interest Form.

A question was asked about the proposed renovation of the 300s. Wemheuer clarified this has to do with the buildings by the road, not the cabins. Schumacher explained the Strategic Planning Committee was formed to consider a 20-year vision for the property. One of the main issues identified was the aging buildings and whether to replace what is currently there or consider alternatives. The question then became what local agencies will allow. The current building houses 3 studios, a 2 bedroom conversion, and housekeeping facilities. The Committee considered whether it is best to replace what's there or consider an entirely new structure.

An owner asked about financing a new building. Wemheuer said those options are being considered.

Rose was asked what percentage of the property is for sale compared to what is available. He reported 900 intervals are for sale of the 2900 total available. The gap continues to be closed with continued sales efforts. The rental program also brings in revenue.

A brief discussion followed regarding the challenges with replacing the current 300 building with a new structure, given the agencies that need to grant approval and fees.

An owner asked about the geese issue. Mitigations were discussed. Wemheuer noted the dog-friendly policy and strategies to insure only members and guests are using the Resort's beach and amenities.

A member said he joined the Association shortly after the legal issue regarding an easement was resolved, which cost the Association approximately \$250,000. He asked if something similar could happen again. Wemheuer explained the Ghandor case, which TSTOA won, but ultimately lost on appeal. At one time Ghandor owned all this property and when it was sold, he retained an easement. Ghandor ended up receiving approximately \$365,000 in legal fees when he won the appeal. There was also an ADA suite that was settled for \$55,000. Wemheuer said the Board is very cognizant of the ADA issues and doing everything possible to insure reasonable accommodation.

A question was asked about the gate on the east side of the property. Rose explained there is an easement for Villa Vista and some other owners to access the beach. However, so many people were using it that the owner of the new home on the east side of the Resort installed a gate so only authorized people can access the area. That led to more people using the Resort's walkways and beach, which is why measures such as wristbands are being implemented to insure only TSTOA members and guests use the facilities. Rose described how the boundaries of the beach are defined and public access.

## **Financial Report**

### **D. Thompson, CFO**

Doug Thompson presented the financial reports, saying the organization is in good financial shape. He described how the revenues are allocated for Operations and Reserves and anticipated dollars for 2018 projects. Thompson said the budget forecasts have been very accurate, which allows for good planning.

In response to a question, Thompson said expenditures on Capital Improvements will be scaled back at some point, but upgrades and renovations have been done to improve the overall condition of the Resort. Wemheuer said there is a Reserve Study conducted every 5 years that shows maintenance and replacements to be done.

An owner asked about “specials” for owners if maintenance fees were prepaid. Schumacher said an offer was extended a few years ago and only 1 of the 2000 owners took advantage of it. She is always open to ideas.

Schumacher explained how bonus rates compare with rental rates and a brief discussion followed. Rose noted the Resort’s maintenance fees are on the low side for Tahoe.

### **Work Party Weekend**

### **K. Buty, Member Relations**

Buty presented a slide show with photos of tasks accomplished during Work Party Weekends, including painting, planting, and beach clean-up. This year’s event is scheduled for May 19 and 20 and rooms are available to participants for \$40 per night. Buty encouraged everyone to sign up.

Wemheuer introduced Joanna Bailey, the new Resort Manager. Bailey has been at Tahoe Sands for 7 years.

### **Round Table Discussions**

### **All**

#### **Round Table Recap**

#### **Table Captains**

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

- **Strategic Planning – 20+ year vision / Renovation, Upgrades & ADA**

Schumacher reported the group had a great discussion about where the Resort is now and challenges moving forward including getting BMPs done, landscaping, and other amenities. There was a feeling that there is a need to tear down and rebuild aging buildings, which will provide more of a future for the Resort than merely renovating.

- **2018 Capital Improvements**

D. Thompson reported the Capital Improvement budget was reviewed, including how regular inspections make it possible to consider every detail at the Resort with fresh eyes. That information is used to develop the Capital Improvement Program and in turn, the budget. The group discussed obstacles to becoming a fully ADA-compliant property.

- **Resort Maintenance & Safety**

Norm Allen said there was a discussion about using contractors instead of staff for improvements. He explained that a contractor would charge considerably more than staff. Allen noted that Board members are also owners and pay the same fees as everyone else. A lot of thought goes into increasing fees.

- **Resort Information & Owner Services**

Bailey said her table discussed exchanges. She admitted it can be very confusing, but if people have questions, they should call her. Wemheuer noted the opportunity to sign up for a 2-year basic membership to II.

- **Resort Sales**

Rose said there was a positive discussion clarifying the free offer from II and conveyance of ownerships. He is available to answer questions at any time and can assist owners wanting to put their membership into an estate or trust. His group also talked about ways to better utilize exchange opportunities.

Wemheuer noted the strong trust between the Association and Management that’s led to so many success over the past few years. Management has done a great job keeping the budget under control. He reminded the group that the Board meets quarterly. If an owner submits correspondence, it may take some time to respond, but all comments are important.

An owner asked about a past idea to develop a list of contractors that smaller properties in the area could share. Wemheuer said when Gary Duignan was President, he tried to develop a pool of timeshares that could save money on insurance, but there were not enough interested properties.

Wemheuer thanked Management, particularly Jeff Rose who has functioned as owner/builder on a number of projects and saved the Association the high cost of a general contractor. A round of applause followed.

### **Election results and report**

**N. Allen, Secretary**

Inspector of Elections Bret Reeves reported Jean Thompson and Norm Allen were re-elected to the Board.

### **Adjournment**

There being no further business to come before the Association, the meeting was adjourned at 3:54 PM. The next TSTOA Annual Meeting is scheduled for March 9, 2019.

Respectfully submitted,  
Judy Friedman  
Recording Secretary  
THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS

AS APPROVED,

JEAN THOMPSON  
SECRETARY  
TAHOE SANDS TIME SHARE OWNERS ASSOCIATION