

**TAHOE SANDS TIME SHARE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Foothill Community Center  
5510 Diablo Dr., Sacramento, CA  
March 9, 2019**

**CALL TO ORDER**

**Roll Call – Establish Quorum**

The Tahoe Sands Time Share Owner’s Board of Directors meeting was held on Saturday March 9, 2019 at the Foothill Community Center, 5510 Diablo Dr., Sacramento, California. Vice-President Duignan called the meeting to order at 8:04 AM. A quorum was established.

**Board Members Present**

President	Robert Wemheuer (via teleconference)
Vice President	Gary Duignan
CFO	Doug Thompson
Secretary	Jean Thompson

Others present were Jeff Rose, Joanna Bailey, Maggie Schumacher, and Dominick Chiricosta.

**Roll Call – Establish quorum**

**Secretary**

**Pledge of Allegiance**

**R. Wemheuer, President**

**GENERAL SESSION**

**Review and approval of agenda**

**R. Wemheuer, President**

**M/S/C to amend the agenda to add Closed Session.**

The Board went into Closed Session at 8:05 AM. Open Session was reconvened at 8:24 AM. It was announced that Norm Allen is no longer an owner and therefore had to resign from the Board.

**M/S/C to appoint Ernie Baumberger be appointed to fill Norm Allen’s Board seat.**

**M/S/C to appoint Jean Thompson as Secretary of the Board.**

Closed Session was reconvened later in the meeting to consider correspondence. There was no reportable action.

**Introductions**

**All**

**Review and approval of Board Meeting Minutes – January 12, 2019**

**Secretary**

**M/S/C to approve the January 2019 minutes as presented.**

**Control sheet sign-off**

**Board of Directors**

The Board reviewed and signed off on the Control Sheet.

**Public Comment**

Wemheuer thanked Chiricosta for his work compiling the Board and Committee job descriptions.

**COMMITTEE REPORTS**

**Finance Committee**

**D. Thompson, CFO**

- **Finance update**

D. Thompson presented the financial reports. February reports are unreconciled. He clarified specific line items and variances. Most of the variances have to do with lower rental revenues over the past two months. That said, revenues are still higher than in 2018.

The Capital Improvements Project report was reviewed. Expenses related to the fire in January will be tracked separately as "Insurance." A brief discussion followed regarding the status of working with the insurance company and the North Tahoe Fire Protection District.

**Facilities, Safety and Maintenance Committee      J. Pudewell, Committee Chair**

- **Safety issues**
- **Maintenance issues**
- **Follow-up from previous reports**

No report was given.

**Renovation & Improvement Committee      D. Chiricosta, Committee Chair**

- **Fire update**
- **Board positions and committee position descriptions**
- **Committee update**

Chiricosta described the work he is doing to compile the position descriptions and the information he is waiting for to complete the work. Board members were asked to review their position descriptions and provide revisions if necessary.

Schumacher said there is a delay on the Resort's end in submitting information to the insurance company as she wants to make sure all necessary components are included. Rose asked to be reimbursed at 10% of the total insurance claim for acting as owner/builder evaluating and executing repairs. Discussion followed regarding the tasks Rose is performing and options for reimbursing him for his time. D. Thompson suggested anything that can be reimbursed from insurance should be. Any additional costs will come from Capital Improvements and will be considered separately.

**M/S/C to pay Jeff Rose 10% of the total insurance claim to act as Owner/Builder on fire repairs.**

Bailey reported she has contacted everyone who will be moved because of the fire. She offered owners a reimbursement of dues, carry-over of the week, or use of an exchange week. As of today, no owner has asked for reimbursement. Bailey and Schumacher described how they are accommodating owner's requests as best as possible. All reservations are being closely tracked to provide the information as part of the insurance claim.

Rose informed D. Thompson, J. Thompson, G. Duignan, and R. Wemheuer that he had given additional compensation to staff for contributions to the organization that was both retro-active and on-going based on previous conversation/s with Wemheuer, who told him to use his own judgement. Discussion took place about specifics, thoughts and concerns. No action was taken and the board has requested detailed information for the June meeting. This item will be on the June agenda for action.

**ADA Committee      B. & S. Reeves, Committee Chair**

- **Committee update**

No report was given.

**Strategic Planning Committee      R. Wemheuer, Committee Chair**

- **Committee update**

No update was given.

**Reserve Projects      M. Schumacher, Management**

- **2019 approved project status**
- **New Requests**

Schumacher presented the Project list, updated per the January 2019 meeting. The unused funds for appliances were not rolled over from 2018, but may be if additional dollars are needed. In response to a question, Rose said there is no reason to expect BMPs will be required as part of the fire repairs. It is not Placer County, but TRPA that requires BMPs. That could be a requirement if plans for the new building in the 300's moves forward. The immediate priority is addressing fire damaged units and getting them back online as quickly as possible.

**Nomination Committee**

**Committee Chair**

- **2019 Election and Inspector of Elections**
- **Committee update**

Seats currently held by Jean Thompson and Ernie Baumberger will be up for election in 2020. Brett Reeves will serve as Inspector of Elections today. Gary was assigned the Committee Chair for the coming year.

**Insurance and Legal Issues Committee**

**E. Baumberger, Committee Chair**

- **Insurance renewal**
- **ADA Signage**
- **Fire Coverage and update**
- **Committee update**

Schumacher noted that in the past five years, insurance premiums have been consistent with very few changes. This year will be different because of fire concerns in the Tahoe Basin. Many companies are not renewing policies. The Sand's carrier will renew, but at a 37% increase in premium. Schumacher described the policy limits and coverage options. D&O was dropped by the carrier. The package renewal is approximately \$49,000, with \$11,000 in property coverage alone, excluding D&O. Schumacher is working to identify a new insurer for D&O and automobile coverage, which doubled. There is \$48,500 in the budget for insurance, but the actual premium will be closer to \$54,895, not including D&O. A brief discussion followed regarding insurance coverage.

**Policy and Rules Committee**

**J. Cameron, Committee Chair**

- **Pop Up Tent policy**
- **Committee update**

The Board reviewed the issue with tents on the beach. There was agreement to bring this up at today's Annual Meeting and consider a policy at the Board meeting that will follow.

Schumacher asked the Board to vote on a policy regarding multiple-week bookings. The current policy is working well.

**M/S/C to extend the multiple-week exclusion policy for 2020 reservations, excluding July check-in dates.**

**Member Relations Committee**

**K. Buty, Committee Chair**

- **Committee update**
- **Work Party Weekend**

Schumacher said Work Party Sign-up sheets will be available at today's Annual Meeting. The date is May 18.

**NEW BUSINESS**

**Management Report**

**M. Schumacher/J. Bailey, Management**

- **Occupancy report**
- **Collection report**
- **Owner/Customer service report (Internal & External)**
- **Operation Update**

Bailey said snow removal has taken a lot of time this year! Schumacher said staff has been very busy and is working well together. Bailey is doing a great job.

Front desk staff called every owner who had reservations that would have been cancelled for non-payment of assessments. Staff is doing everything possible to keep owners out of collections. Schumacher said fewer than ever accounts were turned over to collections thanks to in-house efforts. By the time an account is turned over, it is usually non-collectable. Discussion followed regarding strategies to maintain owners by working with them to get assessments paid.

There is still a low response on comment cards. Overall numbers with RCI are better than a year ago.

**Sales Report**

**J. Rose, Management**

- **Sales and upgrade update**

Rose said first quarter sales have been difficult given the bad weather. There have been 15 sales since the last meeting. A lot of marketing is being done, but people can't get to Tahoe. There has been limited activity from Hello Vacay.

**Correspondence**

**Secretary**

- **Review of any pending correspondence**

The Board considered all correspondence in Closed Session.

**Annual Meeting Coordination**

**Board of Directors**

The presentations for today were discussed. A straw vote will be taken regarding pop-up tents at the beach.

**Adjournment at 11:21 AM to close of Annual Meeting**

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

AS APPROVED,

JEAN THOMPSON  
SECRETARY  
TAHOE SANDS TIME SHARE OWNERS ASSOCIATION