

TAMARACK MUNICIPAL ASSOCIATION
Meeting Minutes
April 16th, 2008

I. Call to Order

The TMA Board Meeting was called to order at 4:03pm on April 16th, 2008 in Design Plaza 313, Tamarack Resort by Jean-Pierre Boespflug.

II. Roll call/Establish of Quorum

A minimum of 6 board members must be present to establish a quorum. Board Members in attendance:

- Jean-Pierre Boespflug
- Rod Walz
- Matthew Burrell
- Rod Meyer
- Jim Spenst
- Ken Rider
- Marie Laure Frere
- Michael Drury

Executive staff in attendance:

- Tim Flaherty
- Beau Frick
- Michael Drury
- Penny Lancaster
- Jennifer Morgan

III. Open Issues

- a. **Decision on new lawyer for the TMA.** Rod Walz introduced Stephen Lord to the board. Stephen Lord presented a summary of his qualifications. Rod Walz motioned to hire Stephen Lord as the attorney of the TMA. Stephen Lord will report to the board and Tim Flaherty will be the point of contact. Jim Spenst seconded. All board members present were in favor and no one opposed. Motion carried.

- b. Liens and Collections Discussion.** Penny Lancaster distributed a list of homeowners that are past due on paying their assessments. A list of Tamarack properties was included. Penny added there are homeowners that are withholding payments to the TMA because they are owed money from the LLC. Penny confirmed that these people are in the rental pool. Penny asked the board if the association should continue with the placing of the liens. Rod Meyer suggested going forward with lien placement for homeowners that have had plenty of notice and have not responded. Rod Walz added Tamarack owned properties should be included. Rod Walz stated a collection agency would be most effective for people who are not cooperative. Rod asked Penny to follow up with a recommendation to the executive committee regarding homeowners in which a collection process would be more effective. Please see the attached lien policy attached.

Rod Walz motioned the systematic lien procedure be followed as well as the appropriate property owners to be taken through the collection process. Matt Burrell seconded. Jean-Pierre abstained from this motion. All board members present were in favor and no one opposed. Motion carried.

- c. TMA and LLC Separation Update.** Jean-Pierre stated the executive committee was instructed to create a separate payroll system, benefits, and to adjust space occupied. Tim Flaherty stated the TMA payroll system will be fully functional May 1st, 2008. Jean-Pierre stated the TMA will pay ADP who will distribute payroll to TMA employees. Jean-Pierre added benefits for TMA employees have not been established yet. TMA employees will remain under LLC insurance for two months. It has been recommended that TMA benefits are established within this time. Rod Walz asked if the transferred employees were 100% TMA. Penny stated all employees being transferred are 100% TMA and LLC percentages will no longer be figured. The following employees will be transferred to TMA payroll:

Site Management:	Tim Flaherty, Penny Lancaster, Beau Frick, Jennifer Morgan
Grounds Maintenance:	Tom Baker, Patrick Fix, Jared Semanko
Roadway Maintenance:	Shawn Hill, Collin Davis, Steve Miyake
Postal Services:	Stephanie Barth
Lodge Maintenance:	Mike Murphy, Dean Holmes
Security:	Mike Jimenez, Keith Wieggers, Kevin Allen, Warren Gunderson, Zachary Holcomb, Kristina Davis
Transportation:	Jay Mentzer, Bruce Hale, James Carr, Thomas Chaltraw, Anthony Currie, Thomas Inskeep, Mona Jacobsen, Michael Kiely, Christian May, John Rainey, Ron Sanders, Brandon Valerga

31 Employees will be moved over to the TMA from the LLC on April 24th 2008.

- i. Tim stated Sign Coordinator and Mail Center Assistant were full time year round positions that were let go in hopes that they will be able to be brought back during the summer. Two grounds maintenance employees will return for

the summer's ramp up season. Mike Drury will no longer provide services to the TMA. Penny Lancaster has been appointed the TMA Controller.

- ii. Jim Spenst stated an expected level of service and at what cost must be decided upon. Jean-Pierre added feedback from homeowners is required in order to determine this. Beau stated a spring newsletter was sent out and he has not received many comments regarding BUA/TMA services or the level of service. Matt Burrell added the majority of homeowner comments have been positive regarding the BUA services.
- iii. Jean-Pierre suggested Chris Kirk, head of the Design Review Committee would be billed hourly for his services provided to the TMA. The LLC will then invoice the TMA for labor costs. Penny stated Chris Kirk and HR personnel have not been accounted for in the forecast.

d. The Control of TMA Finances. Ken Rider stated homeowners are concerned where TMA funds are located and the personnel who have access to funds. Penny stated the TMA has separate TMA, BUA, LOMA, and reserve accounts which are kept in a different bank than the LLC. Jean-Pierre stated Mike Drury's TMA signature rights have been appointed to Penny Lancaster, TMA Controller. The current purchasing procedures are as follows:

- i. Jennifer Morgan, TMA Administrative Assistant is to administer payables. Penny Lancaster, TMA Controller is to sign checks. Tim Flaherty, Executive Director may sign in a state of emergency or absence of the Controller.
- ii. All purchase orders are required to be approved by the Executive Director and Controller prior to purchase.
- iii. Penny Lancaster will sign checks for operating expenses such as power, propane, etc. Checks for non-operating expenses over \$5,000 require a signature from Rod Meyer or Rod Walz or Matt Burrell.
- iv. BUA contracts are to be reviewed by the Cabin Class Committee prior to the Executive Director's approval. The Executive Committee is to be consulted if a contract exceeds \$10,000.
- v. Rod Walz motioned financial reports to be distributed to a specialized audit committee on a monthly basis. The audit committee will consist of Rod Walz, Rod Meyer, Matthew Burrell, John Redl, Kathy Boespflug, and Michael Carey. The audit committee is to review data, provide feedback and answer homeowner questions. Jim Spenst seconded. All board members present were in favor and no one opposed. Motion carried.

e. Transportation Discussion. Penny presented the transportation cash forecast to the board. Jim Spenst stated Transportation services include Dial-A-Ride services within the resort, and routes that service McCall and Cascade. An agreement was signed between Treasure Valley Transit and the TMA last year. The agreement stands until June 30th, 2008. The agreement included the following: the TMA pays for 5 routes between McCall and Cascade. The LLC subsidizes 50% to cover employee transportation. Federal funding pays for 10 additional routes. In order to change the times or amount of routes, it requires a 30 day public notice with published comments and a public hearing if further action is required. Jim Spenst recommended running the five routes until the coordination agreement ends on June 30th. Whether or not the service should continue or be altered should be decided upon before June 30th. Jim added if the program continues and a stronger relationship is established, 80-90% of all transportation services will have the opportunity to be subsidized. If we end this program the subsidized program will most likely not be an option moving forward. A meeting with TVT is scheduled for April 17th, 2008 to discuss options. Matthew Burrell questioned how the service benefits the homeowners. Jean-Pierre stated there is a need to support the community and transport guests to the resort so property values do not continue to decrease. Jean-Pierre strongly recommended the service continue at a reduced level. Jean-Pierre proposed a final decision be made at a later meeting. Rider ship and routes will be analyzed prior to the meeting. Ken Rider suggested profit generating services such as airport routes to be included within TMA transportation services.

IV. New Business

- a. Board Member Replacement.** Newly opened seats to be filled on the Board are as follows: Rory Veal, Michael Ferensowicz, and Jonathan Zurkoff.
- i. Marie Laure Frere and Michael Drury were appointed as Class F Declarants.
 - ii. Jean-Pierre motioned to elect Debbie Murphy as a representative for Class B Village. Jim Spenst seconded. All board members present were in favor and no one opposed. Motion carried.
 - iii. Jean-Pierre motioned to elect Rod Walz as Secretary. Jim Spenst seconded. All board members present were in favor and no one opposed. Motion carried.
 - 1. Penny Lancaster was appointed Assistant Secretary. Jennifer Morgan was appointed 2nd Assistant Secretary.

Tamarack Municipal Association – Current Board of Directors

- 1 - Class A Residential – Secretary– Rod Walz
- 1 - Class A Residential – Matt Burrell
- 1 - Class B Village – Rod Meyer

TMA Board Meeting

- 1 - Class B Village – Debbie Murphy
- 1 - Class C Club – Ken Rider
- 1 - Class D Golf – Tom Altmann
- 1 - Class E Mountain – Jim Spenst
- 1 - Class F Declarant – Jean-Pierre Boespflug
- 1 – Class F Declarant – Marie Laure Frere
- 1 – Class F Declarant – Michael Drury

b. Future Discussion.

- i. Rod Walz proposed a discussion regarding a possible change in the make up of the board. Rod added as long as the board is dominated by LLC decision makers, homeowners will continue to have the perception that the LLC and TMA are not separate organizations. Rod Walz asked Stephen Lord to research options which will be discussed in a future meeting.
- ii. Rod Walz suggested a discussion to be had regarding the possibility of waiving or minimizing transfer fees.

V. Adjournment. The meeting was adjourned at 7:11pm