

**MINUTES**  
**Tahoe Beach & Ski Club Owners Association**  
**Special Regular Session Board of Directors Meeting**  
**November 19, 2014**

**I. CALL TO ORDER/ ROLL CALL**

This telephonic meeting was called to order by Sedric Ketchum at 1:03 PM. The following persons participated in the meeting:

Board Members

Al Fong, President (unable to participate)  
Sedric Ketchum, Vice President (by speakerphone)  
Jacob Bercu, Treasurer (by speakerphone)  
Shannon Krutz, Secretary (by speakerphone)  
Steve Williams, Director (by speakerphone)

VRI Management

Tom O'Brien, SrVP Resort Operations (by speakerphone)  
Tamara Hollingsworth, Resort General Manager (in person at the resort)

Guests

Jay Anderson, Mandi Osborn, Racheal Shake-Giannecchini, Lisa Morea, Brenda Cockran from GPR (by speakerphone)  
Steve Ballweber (by speakerphone)  
John White (by speakerphone)  
Jeff Edmonds (by speakerphone)  
Shari Peterson (by speakerphone)  
Pat Hanna (by speakerphone)  
Jackie & Gil Mars (by speakerphone)  
Rick Bello (by speakerphone)

**II. APPROVAL OF AGENDA**

MOTION: Steve Williams moved to approve the agenda as submitted. Seconded by Jake Bercu and passed unanimously.

**III. OTHER BUSINESS**

A. Review and approval of revised Management Incentives for 2015

Jake Bercu informed the Board that he is continuing to work with GPR Management per the Board's direction from the September 27, 2014 Board meeting and there was nothing for the Board to review at this time. Steve will work with Tamara Hollingsworth and Jay Anderson on capturing trending information on owner satisfaction with reservation systems with Grand Pacific Resorts.

B. Discussion of El Dorado County Tax Sale redemptions impact on the 2014 budget

Management informed the Board that the money that was expended for the redemption of delinquent El Dorado County taxes must be recorded as an expenditure in 2014. Jay Anderson

clarified that if this 2014 expenditure reduces the amount of Association expenditure in 2015, the 2015 Budget expenses will be reduced by the same amount.

- C. Discussion of Transition costs impacts on the 2014 budget (including the Board's decision to cancel the MasterCorp housekeeping contract)  
Management provided the Board with an estimate for the unbudgeted Transition cost impacts on the 2014 Budget. The costs will be tracked for transition expenditures as well as the new housekeeping payroll. If all other currently budgeted costs remain the same and there are no unexpected revenues during the balance of the year, the Association may wind up with a year-end deficit because of the management company transition costs and the El Dorado County property tax redemptions.
- D. Discussion of possible revision to Governing Documents regarding TBSC elections  
Steve Williams asked if the Board would support a proposal to revise the Association's Governing Documents regarding the election of directors to allow only candidates who nominate themselves by a specified deadline that would allow their names and qualifications to be circulated in a ballot packet to the Association membership for consideration. The concept would not allow write-in candidates or nominations from the floor at the annual meeting. Steve explained this process was currently used by the Sand Pebbles timeshare resort in San Diego. The Board will research this topic and ask for a legal opinion regarding these proposed changes.
- E. Discussion of communication between GPRM and Board members  
Steve Williams requested that all of the TBSC Board members be included in all appropriate and relevant emails from GPR.
- F. Bike Path Easement  
Tamara Hollingsworth reported that Joan Wright suggested that the Board consider a 99-year lease or a CC&R modification to allow the Board to enter into the proposed easement agreement with the City. Tamara will request that Joan Wright submit her opinion in writing. The Board agreed to postpone further discussion until the January 30, 2015 Board meeting.
- G. Employee Health Insurance Coverage  
Susan Betterly from HUB International, Grand Pacific Resorts health insurance broker explained the revised GPR benefits offering. GPR representatives will inform the Board when the benefit offering is ready to roll out to the Tahoe Beach and Ski Club staff members.

#### **IV. EXECUTIVE SESSION**

The Board entered into Executive Session at 2:22 PM to discuss employee incentives and to provide guidance to Management regarding a pending legal matter. The Board returned to regular session at 3:12 PM.

#### **V. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 3:13 PM.