

CLUB TAHOE RESORT OWNERS ASSOCIATION, INC.
MINUTES OF THE APRIL 25, 2009 ANNUAL MEETING
CLUB HOUSE, 914 NORTHWOOD BLVD., INCLINE VILLAGE, NV

The 2009 Club Tahoe Annual Meeting was called to order at 10:00 a.m. by Mr. Rich Roll, President of the Board of Directors. Mr. Roll welcomed those in attendance and announced that we had the necessary quorum in order to conduct the Annual Meeting.

Mr. Roll introduced the other members of the Board of Directors; Mr. Ken Burns, Secretary, Mr. Don Wall, Treasurer, Ms. Jan Riedel, Member, Mr. Marc Pearl, Vice President. He reported that Board Members Mr. Lee Taylor and Mr. Daren McDonald were absent.

Mr. Roll introduced Ms. Shirley Bauer, General Manager, and she introduced her management team; Mr. Carlos Dubon, Housekeeping Supervisor, Ms. Michelle Hoffman, Executive Supervisor, Mr. Phil Lerma, Maintenance Supervisor and Mr. Dominic Jung who is assigned to the Front Desk and the Accounting Department, as well as Ms. Maria Razo who is assigned to the Front Desk. Ms. Bauer also introduced Ms. Cindy Zeddies who handles Club Tahoe resales and Ms. Linda Merrell who handles exchanges and is our local Trading Places International representative.

Mr. Roll asked for a motion to approve the 2008 Annual Meeting minutes. A motion was made and it was seconded and the minutes were approved as written.

Ms. Bauer and Mr. Roll recognized several employees for their years of service at Club Tahoe Resort and presented each with an award. Those with 15 years of service included Mr. Carlos Dubon, Housekeeping Supervisor, Ms. Irma Martinez, Housekeeping and Mr. Raul Ramirez, Maintenance. Employees with 10 years of service included Ms. Michelle Dubon, Housekeeping, Ms. Luisa Dubon, Housekeeping, Ms. Maria Arevelo, Housekeeping, Ms. Jean Stevens, Front Desk, Ms. Maria Razo, Front Desk and Mr. Cody Lerma, Maintenance. Mr. Roll also acknowledged Ms. Hilda Frausto, Housekeeping and Mr. Phil Lerma, Maintenance Supervisor for their 20 years of service as well as Ms. Shirley Bauer who has over 25 years of dedicated service.

The Annual Meeting was briefly suspended while attendees were invited to tour one of the recently remodeled units. Following the walkthrough of the remodeled unit the meeting was reconvened. Mr. Roll stated the bid we accepted to remodel the kitchens, bathrooms and hearth areas was substantially less than expected; therefore, a loan was not needed to finance the project. He also stated the project is moving along well and the contractor is ahead of schedule for the first phase. Mr. Roll also thanked Ms. Bauer and Mr. Lerma and their team for all their hard work. This was followed by a discussion among the members and the Board.

Mr. Roll turned the meeting over to Mr. Wall who reviewed the 2008 financial statement. He invited those in attendance to follow along with the financial statement provided to all attendees. Mr. Wall reviewed the various expense categories commenting on items over and under budget. Club Tahoe's member's equity operating funds as of December 31, 2008 was \$4,362.

Club Tahoe ended the year 2008 with a balance of \$1,200,835 in reserves. Reserve expenditures for 2008 totaled \$169,277, which included exterior painting \$82,150, Unit 29 and 30 kitchen and bath remodeling \$49,548, interior Plexiglas placement on loft railings \$11,318, outdoor spa repair \$6,663, snow removal equipment repair \$9,045, hot water heater replacement \$2,866 as well as several miscellaneous expenditures totaling \$7,687.

Mr. Wall briefly discussed 2009 operations indicating that Club Tahoe had a positive budget variance of \$2,863 through March 31, 2009.

Ms. Bauer addressed the owners and thanked them for attending. Ms. Bauer discussed the economy and shared the ways Club Tahoe is saving money, one of which included a reduction of staff by way of reorganization of the Accounting Department. Ms. Bauer also reviewed assessment delinquencies that are over 90 days and stated that they are basically down compared to prior years. Currently, there are 56 owners which are delinquent and she is arranging a monthly payment plan with several of them.

Mr. Roll turned the meeting over to Ms. Riedel to conduct the election of directors. Ms. Reidel stated the terms of four Board Members are expiring at this Annual Meeting, specifically the seats held by Mr. Burns, Mr. McDonald, Mr. Taylor and Mr. Wall. All four current Board Members have indicated a desire to run for re-election. The Nominating Committee recommends the re-election of Mr. Burns, Mr. McDonald, Mr. Taylor and Mr. Wall.

Ms. Reidel opened the floor to nominations. With no nominations from the floor, a motion was made by attendee Mr. Billings to vote for a white ballot; to adopt the Nominating Committee's slate of Mr. Burns, Mr. McDonald, Mr. Taylor and Mr. Wall. The motion was seconded and all members agreed unanimously.

Mr. Roll opened the floor to discussion. He discussed the issue of the repairs to the indoor spa. Mr. Lerma reviewed the new federal laws dealing with pools and spas. He also stated the repair plans for the indoor spa were submitted to Washoe County several months ago and we are still awaiting approval.

Ms. Bauer discussed the ratings of Club Tahoe by RCI and II. She asked Ms. Merrell from Trading Places to give a presentation of the services Trading Places has to offer Club Tahoe owners.

With no further issues brought before the membership and the Board, a motion was made to adjourn the Annual Meeting at 11:15 a.m. The motion was seconded and all agreed unanimously.