

Date: January 21, 2014
Teleconference Board Meeting

Board Action Items

<i>SUBJECT</i>	<i>ACTION</i>
Attendance	Desh Deschler, Larry Silverman, Keith Brown, Ken Jacobi, Brandy Jones, Mat Weiss
Minutes	Minutes for December 17, 2013 were approved with corrections.
Financial Statement	The December financial summary was approved with corrections.
Board Proposals Approved	
Marketing	Website hits: 6006 for the month of Jan Facebook hits: 296 for the month of Jan Likes: 169 for the month of Jan
Next Board Meeting on site	February 15, 2014
Annual Board Meeting	February 16, 2014

CALL TO ORDER:

Desh

Desh called the teleconference meeting to order at 7:02 P.M. on January 21, 2014.

GENERAL MANAGER REPORT:

Ken

We had to replace the pool heater, so now both the pool and spa have been replaced. A commercial heater was purchase. This should prove to increase it's longevity. The only thing we have not replaced is the pool filter . It is still holding on.

We have no rentals for the month and a couple bonus time uses . For next month we already have a couple of repeat rentals.

The window glass in both bathrooms of unit #7 have been gutted for major repairs. The window in the shower also needed to be replaced. In units #8, #6, and #1 we will also need to have tile work done in the bathrooms. Units1 & 6 also had

some plumbing valve work done. In unit 4 there was a valve that burst in the upstairs bathroom.

Replacement windows have been installed in all units except unit # 2. The slider wheels in unit #10 has been replaced.

FINANCIAL REPORT: Larry

The December 2013 Financials:

The Balance Sheet shows:

- As December 30, 2013 the association has \$64,584.27 in cash in bank accounts.
- The current balance on the two long-term loans from owners is:
 - Lawrence Silverman: \$4,614.28
 - Charles Inskeep: \$27,663.47

The Income and Expense Report for this Fiscal Year to Date - July 1, 2013 to December 31, 2013 shows:

- TOTAL INCOME - Actual Fiscal Year to Date: *In Dollars* \$195,074.87
Budget Fiscal Year to Date: *In Dollars* \$189,517.41
As a Percentage 102.93%
- TOTAL EXPENSES - Actual Fiscal Year to Date: *In Dollars* \$128,323.97
Budget Fiscal Year to Date: *In Dollars* \$154,998.67
As a Percentage 82.79%
- TOTAL NON-RESERVE EXPENSES - Actual Fiscal Year to Date: *In Dollars* \$119,500.30
Budget Fiscal Year to Date: *In Dollars* \$153,090.56
As a Percentage 83.82%
- RESERVE EXPENSES - Actual Fiscal Year to Date: *In Dollars* \$8,823.67
Budget Fiscal Year to Date: *In Dollars* \$1,908.11
As a Percentage 462.43%

❖ **The Total Net Income:** \$66,750.90

MARKETING UPDATE Keith

Newsletter went out with the new format. We have not received any feedback from any owners yet. The newsletter was very attractive, and the articles were nicely written.

Q Vegas has not gotten back to Keith about the email list, and the marketing person has left the company. Keith will keep trying to get in touch with Bill.

The current agreement with the San Diego News will continue thru February 2014. We will be making a decision about whether or not to continue with them or not.

Larry will be following up with Epsilon and other gay database lists.

Our current promotion – “Renters staying 2 nights get the 3rd night free”, will still continue, and we have added wine and cheese to the promotion.

Desh asked that each board member bring at least one idea for a new promotion to the onsite meeting.

The open house will be rescheduled, and the brochure will be discussed at the onsite meeting in February.

OWNER RELATIONS:

Mat is continuing to call for assessment payments from our owners. Mat is not having many responses from our owners regarding their assessments. Larry has suggested that Mat give dead lines when talking with the owners. There is nothing new with RCI, however, we are proud of our Gold Status and mention of this will be added to our advertisements.

Secretary:

Brandy has started working on the Owners’ birthday profile. Brandy has input the owners names into the American Greetings’ address book.. Brandy has purchased some wine, and candy to make baskets for WHO? **OLD BUSINESS:**

We decided that the use of both GLBT or LGBT are acceptable.

Clothing option week might have to be after March so that it can be advertised in the newsletter. Ken will be looking for other possible available weeks this summer.

NEW BUSINESS:

We will be giving Alan Stanley and Patrick Moran a thank you gift for their help with our elections. The mail-in ballots will be counted on Saturday. The ballots received at the annual meeting will then be added to Saturdays for a final count.

Larry and Brandy will prepare the breakfast for the board meeting.

Next Board Meeting Onsite: February 15, 2014

Breakfast at 10:00 A. M. Board meeting will begin shortly after breakfast.

MOTION TO ADJOURN: 8:18 P.M.