

April 9, 2004

Three Seasons Meeting
Board of Directors

Board of Directors:
Walter Money Penny
Scott Brickert

ResortQuest
Kathy Morgan

The meeting started at 9:10 with Walter presenting David Hoffman's resignation as President of the Three Seasons Board of Directors. There was not a quorum so an informational discussion was held.

The meeting started with a review of the proposed management contract between Three Seasons and ResortQuest. The proposed contract is the same as the current contract.

A short discussion was also held about the request from the new owners of TS131 to select their own short term rental agent. Walter explained that currently the Declarations for the Association allow for only 1 short-term rental company to represent Three Seasons. The company is to be selected and approved by the Board of Directors of the Association. In order to change this would require a change to the Declarations.

Walter and Scott agreed to not appoint replacements for David Hoffman or Joe McElroy. Joe and Walter have terms that expire in 2004. David Hoffman's term expires in 2005. Hoffman's replacement for the balance of his term is to be chosen at the HOA meeting in June.

Comparing notes Scott and Walter both had ideas about contacting owners at Three Seasons. The decision was made to put together a packet for all owners welcoming the new owners and updating the old owners about the projects on deck for the Association.

The packets will include Decs, By-Laws, Rules and Regulations, 1st Notice of HOA Meeting, announcement of seats available and the request for interested parties to submit short resume for inclusion in meeting packet, also get current info including email. Also included in this packet will be a survey of proposed capital items.

Scott proposed and agreed to take on the project of preparing a monthly email for the owners of the Association.

Project Items discussed:

1. North Entry – larger structure – Kathy to contact Contractors for ideas and bids
2. Ski Lockers – Kathy to continue working the designer for sketches and prices to be included in package
3. Sell advertising at the entries – Walter to follow-up
4. Decorations – replace flags over pool – work with designers to “theme” the common areas – Kathy to follow-up
5. Decks – remove firewood from decks
6. Owners – monthly email – Scott to handle
7. Carpet cleaning – clean after each season – Walter & Kathy to handle

Old business:

1. Repair and paint stucco
2. fix yard from snow removal last year
3. Check out laundry room and repair maintenance issues.

Scott comments the snow removal this past winter was good. Also that pool and hot tub looked good this past year.

Group decided to meet May 7th to discuss and prepare the packet to be mailed to owners May 21st.

Meeting adjourned at 11:38a.m.