



MINUTES - DRAFT
THE ANNUAL MEETING OF THE MEMBERS OF THE
CHRISTIE LODGE OWNER'S ASSOCIATION, INC.
Saturday, October 8, 2022
Scottsdale, AZ

I. CALL TO ORDER

Mr. J. Raymond David welcomed the owners, introduced himself, and thanked everyone for attending the meeting. The Annual Meeting of Members (the "Annual Meeting") of The Christie Lodge Owners Association, Inc. (the "Association") was called to order at 9:04 am, Mountain Standard Time on Saturday, October 8, 2022, at Venue 8600, Scottsdale, Arizona in the Camelback 3 Room, by Mr. J. Raymond David, President of the Association. Mr. J. Raymond David introduced the Association Board of Directors: Mr. Allen Robinson, Mr. John Mertens, Mr. Jonathan David, Mr. Ted Langworthy, and Mr. Gary Kujawski. He also let the audience know that board member Mr. Tim Fisher is not in attendance today. Mr. J. Raymond David then introduced the Committee Members: Ms. Christina Blackmon, Mrs. Kristen Nostrand, Ms. Jonasue Phillips and Mr. Dick Wessel. Also introduced was Mr. Jerry Oliver, Association Council.

Mr. J. Raymond David advised that the meeting would follow the agenda included in the owners' meeting packet, and would proceed informally to the degree possible, stating Roberts Rules of Order apply and if contested, Mr. Gary Kujawski would serve as Parliamentarian.

Mr. J. Raymond David described the motion procedures to be followed and reminded the audience to wait for a staff member and use the microphone when addressing the meeting, clearly stating name, city and state in order to have the proceedings properly documented into the written record.

Mr. J. Raymond David requested that all questions be addressed at the conclusion of the Annual Owners meeting.

II. PROOF OF NOTICE OF ANNUAL MEETING

A. Proof of Notice

Mr. J. Raymond David offered the Certificate of Mailing of Notice of the Annual Meeting on October 08, 2022, as executed by Lisa Siegert-Free, Managing Director and General Manager, certifying that the Notice of Annual Meeting was mailed to all owners of record on August 15, 2022.

B. Establish Quorum

Mr. J. Raymond David explained that there are 15,529 possible votes in The Christie Lodge Owners Association, Inc. It is comprised of 19 commercial units which have 51 votes each; 3 remaining whole residential units that have 52 votes each; and 277 timeshare units with 52 votes each. A quorum for a meeting is 10% of the total, or 1,553 votes. He received a tabulation of the owners in attendance in person or by proxy, which was prepared by Mr. Eric Lickteig, CFO. Mr. J Raymond David noted that there were 5,094 votes present at the meeting in person or by proxy. He declared that a quorum was present and declared an official Annual Meeting of the Christie Lodge Owners Association.

III. READING OF THE MINUTES OF THE PRECEDING ANNUAL MEETING

Mr. J. Raymond David then asked for a motion to waive the reading of the prior year's minutes. Janet Langley, Phoenix, AZ made a motion to waive the reading and Maureen Hutton, Chicago, IL seconded the motion The motion to waive the reading of 2021 Annual Meeting Minutes passed. Another motion was made to approve the 2021 Annual Meeting Minutes. John Mertens of Cary, IL made the 1st motion, it was seconded by Jonathan David, Highland Village, TX. Approval for the 2021 Annual Meeting Minutes passed.

IV. REPORTS OF COMMITTEES

Mr. J. Raymond David requested reports from the various committees of the Board and introduced Mr. Jonathan David, Chairman of the Audit Committee, to present the Audit Committee report.

A. Audit Committee

Mr. Jonathan David, Audit Committee Chair, confirmed that we received a clean audit opinion. He referred the owners to the audit report in their meeting packet. He pointed out that on the balance sheet we have increased almost \$2 Million in revenue and added \$2,889,286.00 to our replacement fund. He noted that the association has acquired Commercial Space (C-19) which will bring in revenue.

B. Legal Committee

Mr. Jonathan David introduced Mrs. Kristen Nostrand, Legal Committee Chair. Kristen Nostrand reported that there are no pending legal issues and this is due to the management doing well mitigating risk. She then introduced Mrs. Lisa Siegert-Free Managing Director and General Manager to speak on the status of the lodge.

V. REPORTS OF OFFICERS / MANAGEMENT

Mrs. Siegert-Free welcomed and thanked the owners for attending the meeting in Scottsdale and introduced the Executive Staff Members in attendance. Lisa Siegert-Free mentioned that Arizona is the 4th largest owner base.

Mrs. Lisa Siegert-Free asked for a moment of silence to honor the life of former Board Member, Bill McReynolds.

Mrs. Siegert-Free's presentation included a comparison of owner maintenance fee costs to the industry average, noting that Christie Lodge fees are significantly lower with other resorts including resorts in the Vail Valley. Mrs. Siegert-Free stated that rentals are a large portion of our revenue. In addition, Mrs. Siegert-Free presented Christie Lodge's NPS (Net Promoter Score), which is above the national average for hotels and explained online reviews, like Expedia, Trip Advisor, Yelp, and Facebook. Mrs. Siegert-Free presented information on industry statistics on timeshare ownership. Mrs. Siegert-Free went over Vail and Beaver Creek's news for 2022-2023 season. Mrs. Siegert-Free gave an update of The Christie Lodge's support of the local communities such as the Fall Eagle River Clean-up. The Christie Lodge is also a supporter of the Roundup River Ranch and Christel House and she shared amounts of monies raised over the past years. Mrs. Lisa Siegert-Free also discussed outdoor adventures, unique dining spots, local roasters, wineries, and distilleries.

Mrs. Siegert-Free then introduced Mr. Rick Dameron, Executive Director of Operations. Mr. Dameron presented projects, renovations, and reservations at the lodge. Mr. Dameron presented photos of sprinkler system renovations and wiring projects. He talked about the difficulties of hiring employees, the housing crisis in the valley and pay. Mr. Dameron presented capital expense items such as, sprinkler system, larger TV's, Murphy Beds, Foosball Table, Washers, and Dryers. Mr. Dameron presented that 20% of maintenance fees goes to capital reserve and he discussed the capital reserve funds and how they get funded. Mr. Dameron explained information on owner surveys and how the information we receive is used. Mr. Dameron also presented information from the reservations department reminding owners to book 360 days in advance or as far as advance as possible to make sure you get your reservation in. Mr. Rick Dameron also talked about the busy year we had 2021-2022, the celebration with the grazing table and backpack give away as a "Thank you" to the Christie Lodge Employees.

Mr. Rick Dameron also wanted to give a special Thanks to Board Member, Mr. John Mertens (Fire Protection Engineer) for all his help with the Fire Sprinkler Project. He said that John has been an integral help to us in this project. John Mertens made a special announcement, saying that Rick Dameron should get a pat on the back for the Sprinkler Project. The staff has been amazing and the organization behind it all has been outstanding. Rick has done a great job and has kept costs down as much as possible with in- house employees doing the demo work and Johnson Controls doing the installation.

Mr. J. Raymond David thanked the managers for their presentations.

VI. NOMINATION OF CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS

A. Explanation of Eligibility Requirements and Election Procedures

Mr. J. Raymond David explained the eligibility requirements of candidates. He stated that owners will be voting to fill two director positions. He explained that owners must be in good standing and be current on payments of assessments to the lodge; submit a resume to the Association prior to August 1, 2022, and interview with the Board Recruitment and Nomination Committee. Mr. J. Raymond David also stated that there cannot be a majority of Board Members from any one state.

Mr. J. Raymond David introduced Ms. Jonasue Phillips, Recruitment and Nomination Committee Chair. Ms. Phillips referred owners to the candidate resumes in their meeting packets and announced the slate of four candidates. Ms. Phillips then called for a motion and second to nominate the slate of candidates. Fred Clause from Phoenix, AZ made the 1st motion to nominate the slate of candidates. Brian Makeever from Phoenix, AZ seconded the motion. The motion passed.

Each of the following candidates spoke briefly regarding their timeshare ownership at the lodge and their personal qualifications: Kristen Nostrand (Santa Rosa Beach, Florida), Gary Kujawski (Littleton, Colorado), and Diane C. Porter (Rye, Colorado). Stan H. Herman (St. Peters, Missouri) was not in attendance.

VII. APPOINTMENT OF THE ELECTION INSPECTORS

Mr. J. Raymond David asked for a motion and a second to waive in person election inspectors and move forward with the voting. 1st motion was made by Fred Clause, Phoenix, AZ and 2nd motion was made by Jonasue Phillips, Crowley, TX. The motion to waive in person election inspectors passed.

VIII. ELECTION AND VOTING

The election of directors proceeded by ballot. Mr. J. Raymond David explained owners would need their owner number to place their vote. Owners would be voting and electing 2 board members by checking the boxes accordingly. Mr. J. Raymond David asked the staff to collect the ballots for counting. UNFINISHED BUSINESS

Mr. J. Raymond David announced there was no unfinished business.

IX. NEW BUSINESS

A. Introduce Pinnacle Lifestyle Solutions

Mr. J. Raymond David introduced David Jones CEO Pinnacle Lifestyle Solutions. David Jones gave a brief description of business strategies, agenda, and goals. David, originally from Annapolis MD, brings 30 years of industry experience to Pinnacle Lifestyle Solutions (PLS). He has served in an Executive capacity at the corporate level

for many years, last serving as National Director of Sales and Marketing for a small boutique company.

Mr. Jones gave a short presentation on the sales strategy that Pinnacle Lifestyle Solutions will use at the Christie Lodge to bring in new owners.

B. Announce All Election Results

Mr. J. Raymond David announced all election results and asked to please congratulate candidates, Mr. Gary Kujawski and Mrs. Kristen Nostrand. Mr. J. Raymond David then asked for an assessment/reserves resolution and explained that the excess operating money would be moved to capital resolutions to comply with the IRS requirements that the Association. Mr. J Raymond David read the following amendment:

C. Assessment / Reserves Resolution

RESOLVED, any amounts collected by or paid to the Association in excess of operating expenses for the fiscal year end June 30, 2022, shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370 and 75-371. Such amounts shall be deposited into financially secure, interest-bearing accounts. Any amounts so added to the capital replacement reserves shall be allocated to the various components at the direction of the Board.

FURTHER RESOLVED, any excess amounts added to capital reserves instead of being rebated to owners or applied to next year's assessments shall be used for capital reserves.

FURTHER RESOLVED, any 2021-2022 assessments received prior to June 30, 2022, the Association's fiscal year end, shall apply only to services required to be performed in the following fiscal year and shall be deemed to be held in escrow by the Association against payments for the next year's fiscal services.

FURTHER RESOLVED, the Board is to take all actions necessary or appropriate to make capital reserves and excess funds at year ends non-taxable, including stating a

separate itemization for capital reserves on the assessment statement, separating capital reserves from operating funds of the Association and depositing any early receipts into an escrow account.

Mr. J. Raymond David said we need a motion and a second to make a Capital Reserve Resolution. Diane Porter made the 1st motion, Ted Langworthy made the 2nd motion. Mr. J. Raymond David called for a vote and the motion passed.

D. Resolution Ratifying all Board of Director Acts

Mr. J. Raymond David asked for a motion to pass the resolution ratifying all Board of Director Acts as presented. The 1st motion was made by Chris Winks, Everett, WA and seconded by Linda Lieber, Prescott Valley, AZ. Mr. J Raymond David called for a vote and the motion passed.

Mr. J Raymond David asked if anyone has any other NEW BUSINESS.

E. Floor Discussion, (Q&A)

Fred Clause asked about Jerry Oliver's position?

Jerry Oliver is outside legal counsel and there to give advice to the legal committee. The Christie Lodge does not have an In-House legal department. Committee Members volunteer their time.

Ms. Auralea Mohn inquired about the employee shortage. She asked if we ever considered remote workers?

Rick Dameron answered that the jobs we need filled are in-house, in-person type jobs. I.e.: house keepers, maintenance, front desk, etc.

Mr. Brian MaKeever from San Diego, CA asked if we have ever considered Solar Powered back up operations? And suggested a motion be made to assess the possibilities.

J. Raymond responded to the question and suggestion stating that we would take it into advisement and discuss.

Mr. J Raymond David announced the Board of Directors will meet in the McDowell 4 Room immediately following the adjournment of the meeting.

Mr. J Raymond David thanked everyone for attending and please stay for our raffle drawing, which will be held immediately after we adjourn the meeting.

X. ADJOURNMENT

Mr. J Raymond David called for a motion to adjourn the meeting. 1st motion was made by Mr. Jonathan David and 2nd motion was made by Linda Lieber. The motion to adjourn the meeting was passed at 12:10 pm MST and the meeting was adjourned.