

**Schuss Mountain Property Owners Association
Annual Meeting September 16, 2006
Minutes**

Bob James called the annual meeting of the SMPOA to order at 10:10 am on September 16, 2006 at Ivans. Board members present: Bud Hierlihy, Ray Karabin, Don Kelner, Jan James, Frank and Terry Willenborg and Julie Peters.

I. Approval of Minutes

A motion was made by Dave Clune to approve the minutes of the last annual meeting on September 11, 2004. The motion was seconded by Wilma Hierlihy and the minutes were unanimously approved.

II. Treasurers Report – Don Kelner and Greg Lorenz

Greg Lorenz gave the Treasurers Report:

- It has been a good year with overall revenues increasing because of the dues increase and more people paying dues than last year.
- For 2006 instead of the projected \$6,970 loss we will have a projected budget surplus of \$11722.
- The 2007 Budget was presented, using a conservative percentage of dues to be collected; we are projecting total revenues of \$61,400 with total expenses of \$56,511 and a projected surplus of \$4889.

Bob James presented an analysis of dues collections as of August 31 2006, showing an increase in dues payments.

- With a total of 397 lots, 153 had paid dues for a percentage of 39%.
- With a total of 164 improved lots (Homes), 111 had paid dues for a percentage of 67.7%

III. Update on 8am Meeting with Shanty Creek Management – Bob James

- The new management team is complete including a new COO Jack Eslick
- Under Go Forward all of the equipment at Shanty Creek was leased. To date Trinidad has spent \$2.8 Million on purchasing equipment to get the resort into shape. Items include mowers, golf carts, chairlifts, snow groomers, vehicles, a new communication system and a new phone system.
- Harry Mosgrove said that Trinidad is still working a strategic plan for the resort to make it the premier destination in Northern Michigan.

IV. Beach Club Report – Julie Peters & Bob James

- Julie Peters reported that on May 27, 2006 about 30 Schuss Mountain Property owners worked to cleanup the Beach club for the summer months.
- We moved a mountain of wood chips with special thanks for Dave and Gwen Falk for bringing their tractor. We had a lot of wheelbarrows and pushers to help move the chips around.
- Carole Richter and Jan James once again headed up the flower department, choosing the colors, purchasing and planting Thanks again gals!!!

- There were many hands to scrub the tables, paint the swings and replace boards on the dock. Thanks to Randy Peters and Ray Karabin for their hard work in getting the materials and organization to make this happen.
- We had planned another easy listening afternoon at the beach. But due to rain it was moved to the Pub and although the attendance was disappointing the music was great. Thanks to Bud Hierlihy and the Reflections.
- The first annual Schuss Golf Outing was cancelled due to lack of golfers.
- Bob James reported that following a meeting with Alden State Bank the bank had set the sale price on the property at \$350,000. It was felt that this price was too steep to allow even a combined group of SMPOA, Cedar River Village and Swiss Village East to purchase it.
- Based on this information there is great deal of uncertainty about the long term future of the Schuss Beach Club.

V. TCE Plume Update – Gary Knapp (MAWSA)

- Julie reported on the cleanup and the other activities including Jazz at the Beach that were held at the Beach Club this past summer.
- Next year the Cleanup will be scheduled for May 12th.

VI. Architecture Committee Report - Bud Hierlihy

- Bud reported that two new homes have been built this year, with one more to be approved next week.
- Sharon Clune and several other members raised a question on the types of siding that are allowed on homes according to the Architectural Standards. Bob James stated that the new Board of Directors would re-evaluate the current standards in light of new products that are on the market today.

VII. Election of 2006 Board of Directors.

- The candidates were presented as follows:

Bob James

Bud Hierlihy

Jan James

Ray Karabin

Diane Simancek

Larry Bourassa (Bergrand)

Terry Willenborg

Julie Peters

Rose Roberts

Bob Richter

Chuck Roberts

Jim Swihart (Main Lodge)

- Tom Budnick made a motion that the slate be approved and Wilma Hierlihy seconded the motion.
- The slate was unanimously approved.

VIII. Miscellaneous

The meeting was adjourned at 12.00 pm.

Respectfully submitted by

Jan James, Secretary.