

**DESERT BREEZES RESORT TIMESHARE OWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
DESERT BREEZES RESORT CONFERENCE ROOM**

**THURSDAY, APRIL 6, 2017  
9:00 AM (PDT)**

**MINUTES**

**I. CALL MEETING TO ORDER**

Clarke Schlabach called the meeting to order at 9:05 a.m. (PDT) and introduced all those present, including John Middleton who will be replacing Barbara Slovak as a new board member and Jeff Johnson, who is retiring from the resort. A quorum was present with all board members in attendance. In attendance were:

**Board Members**

Clarke Schlabach	President
Jacques Peeters	Vice President
Brian Bowcock	Treasurer
Barbara Slovak	Secretary
Dorothy Fazio	Director

**Trading Places Representatives**

Al Hippe	Resort General Manager
Douglas L. Wilcox	Sr. Vice President of Resort Operations
Nicole De Casas	Administrative Assistant

**Guests**

Jeff Johnson	Employee
Mike Fitzgerald	CPA, Fitzgerald and Associates -Telephonic
John Middleton	Owner

Jeff Johnson gave a short speech in regards to his retirement and thanked the Board for their hard work throughout the years. Clarke Schlabach presented a check from the Board as a gift for his years of service at the resort. Jeff Johnson than excused himself from the meeting.

**II. OWNER FORUM**

No owners were present at the meeting.

### **III. APPROVAL OF AGENDA**

Brian Bowcock requested the addition of Item C, Insurance, under New Business. A motion was made to approve the agenda as amended. The motion passed by unanimous affirmative vote.

### **IV. APPROVAL OF MINUTES**

A motion was made to approve the minutes of the February 2, 2017 regular board meeting. The motion passed unanimously.

### **V. REPORTS**

#### **A. Financial Reports**

##### **1. Financial Statements Period Ending February 28, 2017**

Al Hippe presented the financials through February 28, 2017 and answered questions from the board.

At 9:17 am Mike Fitzgerald called in to discuss with the board the 2016 draft audit. Mike Fitzgerald answered questions and made a suggestion to the board to transfer funds from the Operating fund to the Reserve fund since the Operating fund is in the positive to budget for 2016. A motion was made and duly seconded to transfer \$150,000 to the Reserve fund from the Operating fund. The motion passed unanimously.

A motion was made by Brian Bowcock and seconded by Barbara Slovak to accept the February 28, 2017 monthly financial reports for filing. The motion was passed by unanimous affirmative vote.

##### **2. Delinquency / Collections Report**

The board reviewed the delinquency and collections reports.

#### **B. Sales Report – Great Destinations**

The board reviewed the sales report from Great Destinations. No action was taken.

#### **C. Property Operations**

##### **1. On-Site Management Report**

Al Hippe went over the managers' report and answered questions from the board.

Al Hippe discussed the bid packet in exhibit 15 for the ADA Compliance pool lifts. Brian Bowcock made a motion and the motion was seconded by Dorothy Fazio to use \$19,000 out of the Operating budget for the pool lifts. The motion was passed by unanimous affirmative vote.

A motion was made by Brian Bowcock and seconded by Barbara Slovak to install vertical shower bars in the units that need them, using funds from the Operation Budget account. The motion was passed by unanimous affirmative vote.

A motion was made to not exceed \$4500 for a new golf cart. The motion was passed by unanimous affirmative vote.

Al Hippe showed the kitchen cabinet examples for replacements. Brian Bowcock made a motion which was seconded by Jacques Peeters to give Al Hippe the okay to not exceed \$50,000 to use the best company for the cabinet door replacements and to replace the cabinet doors when needed with the money from reserves. The motion was passed by unanimous affirmative vote.

Al Hippe also discussed the bids for the pool shower/restroom building.

The board adjourned for lunch at 12:15 p.m. (PDT). The board meeting was reconvened at 1:05 p.m. (PDT).

A motion was made by Brian Bowcock and seconded by Dorothy Fazio to accept the \$5,200 bid for the water heater. The motion was passed by unanimous affirmative vote.

## **2. Action Items**

Action items were discussed in the manager's report.

### **D. HOA Owned Inventory**

The board reviewed the HOA inventory report. No action was taken.

### **E. Deed Back Report**

The board reviewed the deed back report. No action was taken.

### **Occupancy Report**

The board reviewed the occupancy report. No action was taken.

### **F. Rental Report**

The board reviewed the rental report. No action was taken.

### **G. Master Association Report**

Brian Bowcock reported as a member of the Masters Board. Minutes from February 24, 2017 were reviewed.

## **H. Guest Comment Card Reports**

The board reviewed the TPI comment cards, the RCI Resort Recognition Report and the II comment card summary.

## **I. Board of Directors' Comp Time Report**

The board reviewed the comp time report. No action was taken.

## **VI. OLD BUSINESS**

### **A. Pool Shower / Restroom Building**

The Pool Shower/Restroom bid was reviewed and discussed in the managers' report. No action was taken.

### **B. ADA Compliance – Pool Lifts**

Al Hippe discussed the pool lift bid in his Manager's report.

## **VII. NEW BUSINESS**

### **A. 2018 Meeting Calendar**

The board reviewed the 2018 meeting dates, some discussion on changing the July budget meeting dates will be looked into.

### **B. 2016 Annual Audit Draft**

Mike Fitzgerald called in to discuss the audit earlier in the meeting.

#### **1. Representation Letter**

The board approved and discussed the representation letter.

## **VIII. EXECUTIVE SESSION**

A motion was made by Brian Bowcock and seconded by Jacques Peeters to enter Executive Session at 2:08 p.m. (PDT).

Executive session was closed at 2:27 p.m. (PDT) and regular session was reconvened.

## **VIII. ADJOURNMENT**

A motion was made to adjourn the regular board meeting at 2:27 p.m. (PDT).

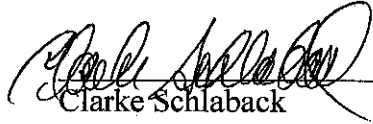
Submitted by:  
Trading Places International  
Its: Managing Agent

Approved by:  
Desert Breezes Resort Timeshare Owners Assoc.



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Nicole De Casas  
Administrative Assistant  
Trading Places International



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Clarke Schlaback  
President of the Board