



**MINUTES OF THE
ANNUAL MEETING OF THE MEMBERS OF
THE CHRISTIE LODGE OWNERS ASSOCIATION, INC.
Saturday, October 9, 2021
Irving, Texas**

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 9:01 a.m. Central Daylight Time on Saturday, October 9, 2021 at the Westin Dallas/Fort Worth Airport Hotel, Irving, Texas, in the Oak Ballroom, 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 also introduced Committee Members: Mrs. Christina Blackmon, Mrs. Kristen Nostrand, Mrs. Jonasue Phillips, and Mr. Dick Wessel. Also introduced were Mr. Jerry Oliver, Association Council, and Mr. Chris McGill, Interval International.

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 announced that 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.

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 09, 2021, as executed by Mrs. Lisa Siegert-

Free, Managing Director and General Manager, certifying that the Notice of Annual Meeting was mailed to all owners of record on August 13, 2021.

B. Establish Quorum. Mr. J. Raymond David explained that there are 15,529 possible votes in The Christie Lodge Owners Association, Inc. 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. A tabulation of the owners in attendance was prepared by Mr. Eric Lickteig, CFO. Mr. J. Raymond David noted that there were 4,762 votes represented 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 asked for a motion to waive the reading of the prior year's minutes and Mr. John Gatz, Tyler, Texas made the motion, Ms. Gale Entringer, Plano, Texas made the second motion. All were in favor.

Mr. J. Raymond David then asked for the approval of the minutes of the 2020 Annual Meeting. Mr. John Gatz, Tyler, Texas made the motion, and Ms. Gale Entringer, Plano, Texas made the second motion. All were in favor and the motion carried.

IV. REPORTS OF COMMITTEES

Mr. J. Raymond David announced that there would be reports from the various committees of the Board. He then introduced Mr. Jonathan David, Assistant Chairman of the Audit Committee, to present the Audit Committee report.

A. Audit Committee. Mr. Jonathan David, Assistant Audit Committee Chair, noted that we received a clean opinion from Lathrop Financial, the associations' independent auditors. Referring to the audit report, he pointed out on the balance sheet we have almost \$8.1M in total assets including \$5.3M in cash. The cash is down from last year due to repairs to the parking garage and new beds. He also stated that management has spent

nearly \$7.5M in capital improvements to the property over the last three (3) years. The income statement shows operating rental revenue of \$3.7M and \$3.8M in each of the last two year. Mr. Jonthan David thanked the staff for doing a good job in these tight times.

B. Legal Committee. Mr. Jonathan David introduced Mrs. Kristen Nostrand, Legal Committee member. Mrs. Nostrand reported that there was no outstanding legal issue at this time and introduced Mrs. Lisa Siegert-Free Managing Director and General manager to speak on the status of the lodge.

V. REPORT OF OFFICERS AND MANAGEMENT

Mrs. Lisa Siegert-Free welcomed and thanked the owners for attending and introduced the staff members in attendance. Mrs. Lisa 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 and that we keep our maintenance fees as low as possible. Mrs. Lisa Siegert-Free stated that rentals are down this year due to COVID-19, but we still are doing well. In addition, Mrs. Lisa Siegert-Free went over the owner satisfaction and that our scores are lower also due to COVID-19. Mrs. Lisa Siegert-Free explained the Christie Lodge's NPS (National Promoter Score), and that the lodge scored a 35.65 which is above the national average for the hotel industry. She added that the lodge is now designated as a Silver Crown with RCI, and a Select Resort with Interval International. She also discussed Online Reviews. Ms. Lisa Siegert-Free presented information on Vail Resorts Epic Ski Pass and the new chair lift improvements in 2022-2023 with more access to the west side of Beaver Creek Mountain. Ms. Lisa Siegert-Free went over the adventures to be experienced in the mountains, which included information about local activities such as chair lift access rides to top of mountain, hiking, local dining experiences, and wineries. Ms. Lisa Siegert-Free gave an update of the Christie Lodge's support of the local communities such as I-70 Highway Pride Clean-up, the fall Eagle River Clean-up and the support of the displaced tenants from the Sunridge Apartments' fire. Ms. Lisa Siegert-Free went over the recent flight updates at the Vail Airport and she mentioned there is a shuttle and extensive bus service to help you get around the valley, and the lodge does have a local car rental within the lodge.

Ms. Lisa Siegert-Free then introduced Mr. Rick Dameron, Executive Director of Operations. Mr. Rick Dameron presented on the past two years of projects, renovations, and reservations at the lodge. Mr. Rick Dameron went over the lodge's exterior paint and discussed the road improvements by the Town of Avon adjacent to The Christie Lodge. Mr. Rick Dameron explained the garage repairs. These improvements were done during COVID-19 when occupancy was lower and \$1.5M was spent in the garage. Mr. Rick Dameron went over the upgrades in the lodge's units such as new murphy beds, platform beds and mattresses with memory foam and cool gel. Mr. Rick Dameron also mentioned we have new TV's in the units and free Xfinity movies for all guests.

Mr. Rick Dameron went over the mudslide due to a cloudburst on July 22, 2021 at 3:30pm with 3 inches of rain falling in 20 minutes that created extensive damage at the lodge within first floor Building 1 units, the outdoor pool and hot tub. Mr. Rick Dameron explained the lodge does not have flood insurance as it's very expensive and that the lodge staff did the clean-up.

Mr. Rick Dameron discussed that 20% of maintenance fees goes to capital reserve. He then discussed the capital reserve funds and how they get funded. Mr. Rick Dameron explained information on owner surveys and how the information we receive is monitored. Because of suggestions on the surveys, we have completed over \$7M worth of improvements at The Christie Lodge in recent years. Mr. Rick 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 spoke about Mrs. Lisa Siegert-Free winning the 2021 ARDA Award for General Manager of the Year, this being a momentous award.

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

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

Mr. J. Raymond David explained the eligibility requirements of candidates.

Explanation of Eligibility Requirements and Election Procedures. Mr. J. Raymond David stated that owners will be voting to fill two director positions on the Board. He explained that owners applying to be on the board must be in good standing and be current on payments of assessments to the lodge; submit a resume to the Association prior to August 1st; 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 Mrs. Jonasue Phillips, Recruitment and Nomination Committee Chair. Mrs. Jonasue Phillips referred owners to the candidate resumes in their meeting packets and announced the slate of candidates being Mr. Jonathan David, Mr. Allen Robinson and Ms. Marilyn J Schramm. Mrs. Jonasue Phillips called for a motion and second to nominate the slate of candidates. Mr. Ted Langworthy, Kingsland, Texas made the motion it was seconded by Mr. John Scogin, DeSoto, Texas. The motion passed unanimously.

Each of the following candidates spoke briefly regarding their timeshare ownership at the lodge and their personal qualifications: Mr. Allen Robinson, Mr. Jonathan David, and Ms. Marilyn Schramm.

VII. APPOINTMENT OF THE ELECTION INSPECTORS.

Mr. J. Raymond David asked for a motion and a second to waive appointment of election inspectors. Mr. John Mertens, Carey, Illinois made the motion and Mrs. Christa Robinson, Tulsa, Oklahoma, seconded the motion.

VIII. ELECTION AND VOTING

The election of directors proceeded by written ballots which were distributed to the owners during registration. Mr. J. Raymond David asked the staff to collect the ballots for counting.

IX. INTRODUCTIONS

Mr. J. Raymond David introduced Mr. Chris McGill, Interval International. Mr. Chris McGill gave a brief summary of how to book an exchange through Interval International. Mr. Chris McGill discussed travel destinations and said if you are interested in a specific area to submit your request to II to search all resorts in that area. He said to “cast your net wide” and that will give you a better shot at an exchange versus looking daily for availability. Mr. Chris McGill discussed that Interval International has a 88% customer satisfaction and encourage owners to go through The Christie Lodges Owner Reservations.

Mr. John Scogin, DeSoto, Texas asked how many relationships does The Christie Lodge have with other affiliations. Mr. J. Raymond addressed the question that our only affiliation is with Outfield, our current sales company.

X. UNFINISHED BUSINESS

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

XI. NEW BUSINESS

Bylaw Article IV. Association Meetings 4.1 and 4.3

J Raymond called attention to and summarized two proposed amendments to the association by-laws (detailed copies in the owner packet).

4.1 Annual Association Meetings. This amendment would give the option to set the date and a time to be determined by the Board of Directors each year.

4.3 Place of Meetings. This amendment would give the option to hold virtual meetings using an online platform designated by the Board and stated in the Notice of Meeting.

Mr. Nathan Cruz, Texas, asked if the Christie Lodge will be going virtual in future? Mr. J Raymond addressed the questions and said not necessarily. The process is more labor demanding in the background.

Mr. J Raymond requested a motion to the proposed By-laws change. Ms. Ignaciott Aguirre, Dallas, Texas, made the motion to accept both By-law amendments as presented. Ms. Rosalind Hair, Texas seconded the motion. The motion passed.

Mr. J. Raymond David read the following amendment:

XII. 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, 2021 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 2020-21 assessments received prior to June 30, 2021, 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 asked for a motion to approve the resolution as presented. Mr. Jimmy Bellew, Irving, Texas made the motion, it was seconded by Ms. Gale Estringer, Plano, Texas. The motion passed.

Mr. J. Raymond David asked for a motion to pass the resolution ratifying all Board of Director Acts as presented. Mr. John Gatz, Tyler, Texas made the motion and Mr. Jonathan David, Pilot Point, Texas seconded the motion. The vote was unanimous.

B. Announce All Election Results. Mr. J. Raymond David announced that the new Board members are Mr. Jonathan David and Mr. Allen Robinson. Mr. J. Raymond David asked for a round of applause for the lodge management team.

Mr. J. Raymond David announced the resolution to the bylaws passed unanimously.

XIII. ADJOURNMENT

Mr. J. Raymond David called for a motion to adjourn the meeting. Ms. Deborah Williams, Georgetown, Texas made the motion and Ms. Jean Pitzer Jones Oklahoma seconded it. The motion to adjourn the meeting was passed by acclamation at 11:03 a.m. CDT and the meeting adjourned.