

**The Martis Camp Club
2016 Tenth Annual Meeting Minutes**

Saturday, October 1, 2016 @ 10:00 a.m.
Location: 7901 Fleur Du Lac Drive, Truckee, CA 96161

Attendees: Board Director: Mark Johnson Staff: Scott Bower, Gus Jones, Matthew Merrill, Kristine Ebner, Julie Akers. Club members: Bill Beaty, Trevor Hawkins, Kelsey Hawkins, Ann Burchill, Dennis Kundsinn, Larry Lawrence, Brad and Barbie Witmer, Michael Kiedel

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	Call to Order and approval of the 2015 Ninth Annual Meeting Minutes	The meeting was called to order at 10:00 a.m. The Board reviewed the minutes from the October 03, 2015 Ninth Annual Meeting.	2015 Annual Meeting Minutes are for information only. Quorum was not met.
2	<p>Introductions</p> <p>A. Board Members</p> <p>B. Staff</p>	<p>A. Board Director introductions included the following: Jim Bartlett (not present), Nick Hackstock (not present), Mark Johnson, Eneas Kane (not present), Mark Kehke (not Present) and Carla Yeager (not present).</p> <p>B. Staff introductions included: Scott Bower, Director of Greens and Grounds; Gus Jones, General Manager; Kristine Ebner, Club Controller; Matthew Merrill, Food and Beverage Director; Julie Akers, Club Coordinator</p>	<p>None</p> <p>None</p>
3	President's Report	<p>The following was mentioned in the President's report:</p> <ul style="list-style-type: none"> • Currently 701 total Club members (327 Golf Memberships and 374 Social Memberships). • Development: 26 Developer lots sold (two remaining); 48 resale homes sold; 22 resale lots sold in 2016. • Community: 327 completed homes; 115 under construction, 79 in design review and 53 unique starts in 2016. • Planning the transition of the Club from Sponsor to Member once the remaining 2 lots sell, and additional Golf Memberships are sold. No current timeline is being considered. All other aspects of the Club remain the same. No reduction in operations, amenities, staffing, programs or events. • At the time the Club is turned over to the members, all of the assets will be transferred from the Developer to the Club free and clear of debt. The transition, or turnover to member control is a 180-day process and starts with the appointment of a Nominating Committee. 	None

4	General Manager's Report	<p>The following was mentioned in the General Manager's report:</p> <ul style="list-style-type: none"> • Great participation of events by members (kids programs, golf events, member to guest and member to member events) in 2016. • Creekside Pavilion opened. • Key personnel remain the same. 40% of the staff have been at Martis 5 years or longer. The retention of the staff remains strong. • Winter season updates: Parking at Lookout Lodge has been addressed, ticket booth will be moved to the public warming area, three shuttles with door-to-door service will be offered. Shuttle service from the Camp Lodge to Northstar on Friday and Saturday nights planned. • Snowmobile and Sno-Cat services will be offered this season in Coldstream Canyon. • New Year's Eve - Live band scheduled. • Goals for 2017: 2017 calendar, golf calendar, new website for members, updated golf carts and the continuation of providing excellent hospitality for Club members. 	
5	Financial Report 2017 Financial Update	<p>It was reported that the Club had a positive net income through August 31, 2016. Yet, as of August 31st, the 2016 budget is over by \$218,000 (due to the timeliness of golf membership upgrades). Dues increase for Social and Golf Members planned in 2017 by \$500.</p> <p>The 2017 budget is still under construction. Staff expects a solid business plan, solid returning staff, and positive cash flow.</p>	None The Board will approve the Club budget once it is complete.
6	Other Club Business Dennis Kundsins Dennis Kundsins	<p>Q. Mr. Kundsins asked if there is a schedule that will be communicated for the turnover of the Club to the Members?</p> <p>A. Mark explained that once the two Developer lots are sold and the additional Golf Memberships are sold, there will be more information announcing a more detailed schedule.</p> <p>Q. Mr. Kundsins asked if there is a criteria for builders when turning the Club over to members?</p> <p>A. Mark will follow up regarding criteria for builders.</p>	None None

Ann Burchill	Q.	Ms. Burchill asked who is on the Nominating Committee?	None
	A.	Mark stated that the Nominating Committee will be appointed by the Developers.	
Ann Burchill	Q.	Ms. Burchill asked if the members will begin seeing the tee times on the member website?	None
	A.	Gus replied that in the future you will see tee times. Currently they are not visible at the request of the the members for their own privacy.	
Barbie Witmer	Q.	Mrs. Witmer asked if a committee should be formed for trash and cleanup of areas.	None
	A.	Mark and Scott replied that there is attention to clean up by staff. There are times when the wind and construction contribute to the cleanliness of Martis. This is a priority of Scott's staff.	
Brad Witmer	Q.	Mr. Witmer asked if Martis is continuing to focus on fire awareness?	None
	A.	Mark advised that there are red flags everywhere including the golf carts. Mark stated the Community is still in fire danger season and will be for 30-45 days until the snow flies. Scott also stated that there will be new language in the design review packets designating smoking areas for construction crews.	
Ann Burchill	Q.	Ms. Burchill asked what is the status of the Verizon Tower?	None
	A.	Mark commented that the tower is still in progress. He stated that it has been challenging, but it is in progress	
Barbie Witmer	Q.	Mrs. Witmer asked if there are plans for the expansion of Lookout Lodge?	None
	A.	Mark stated that there is currently no room for expansion. The Club is working on ways to mitigate the challenges of parking and crowds during peak periods.	

	Brad Witmer	Q. Mr. Witmer asked if the Beach Shack could be open and available during the winter months?	None
		A. Mark said "yes," the Beach Shack would be made available for private events if requested.	
	Trevor Hawkins	Q. Mr. Hawkins asked if it was possible to extend the hours of the Fitness Room in the evening.	Follow up with keeping the locker room open an extra hour during peak periods.
		A. Mark commented on the great suggestion of keeping the fitness room open later, especially during peak periods. He advised that the fitness room is currently open beyond 8 p.m. It is the locker rooms that close at 8 p.m.	
	Larry Lawrence	Q. Mr. Lawrence asked what the status of summer concerts will be once the members take over the Club?	None
		A. Mark stated that the concerts will continue. Next summer's concerts will be finalized over the next several months.	
	Bill Beaty	Q. Mr. Beaty asked if the greens need to be replaced every twenty years? Do we save the reserve for the "greens event"?	None
		A. Mark and Scott commented on the reasons for greens replacement. The Club is doing necessary maintenance, pump irrigation and physical repairs to prevent unnecessary greens replacement.	
	Trevor Hawkins	Mr. Hawkins commented on the Club and Community. As a new member, his family loves Martis Camp and is having a great experience, with thanks for making their experience special.	None
7	Adjourn	The meeting was adjourned at 11:15 a.m.	