

Welcome to the 2018 Annual Meeting of Sunrise Cove Members

From past annual meetings enclosed are many of the same items and questions that have been of interest to members. Some are items that have been discussed are due to the problems it created for the association.

If there is a question the answer is not available, it will be researched and results give at that time.

Formel required

Election

Items Discussed

Election Results

Meeting Adjourned

Drawing

Dinner in the Okoboji Room

2 items.....Old Business:

Item 1

Member: I don't believe Wyndham owns RCI

RCI (formerly **Group RCI** and, before that, **Resort Condominiums International**).

Founded in Indiana in 1974 by Jon and Christel DeHaan, RCI is one of the two main timeshare exchange businesses. 1991 started rating system, sold 1996, points system started 2000

RCI is part of Wyndham Destination Network and the Wyndham Worldwide family of brands

RCI is a timeshare exchange broker. It does not develop or sell timeshares (**this falls within the province of RCI's sister Wyndham Worldwide subsidiary Wyndham Vacation Ownership**).

Member: RCI doesn't hide inventory and rent it out

A class action lawsuit against RCI was pursued by Green Welling LLP on behalf of RCI Weeks Program members in New Jersey of 2006. **The Plaintiff alleged that RCI actually rents out the most desirable and highly demanded vacation weeks from the spacebank, thus depleting the most desirable options available to Weeks Program members who seek exchanges.** The lawsuit was settled in favor of the plaintiff. Benefits for RCI members would have begun on January 11, 2010 but one or more appeals of the entry of the final judgment were filed. Thus the Effective Date began July 28, 2010 when all appeals were resolved.^[3] In 2012, RCI, whilst not admitting any wrong-doing, settled the class action concerning its time-share renting tactics in favor of claimants in the US and agreed to compensate those who had suffered.^[4] It might be noted that each person was only paid 12.00 for the lawsuit. Timeshare company RCI, LLC has reached a class action lawsuit settlement over allegations it improperly rented timeshare inventory to non-members. If you participated in RCI's Points Exchange Program, you may be eligible to file a claim for a cash payment.

Item 2:

In the past members had voted to provide internet in the lobby for a minimal monthly cost. Two years ago a hand full of members wanted to know the cost to have service in the all units. A company was contacted and an ESTIMATE of \$150,000.00 was given to provide that service.

Discussion items

Internet: The resort received a letter in 2014 from the internet provider that illegal web sites have been accessed from our IP address. They can cancel service.

So everyone understands we receive our internet from **Media com who also provides the TV service**. So there is a 99% chance if the TV goes out so will the internet. There is one Line that services the entire property from HWY 86.

Electricity

Electricity: The main lines to the units were junk due in part to building on the wires. So rerouted 4 units for the cost of one.

Due to additional government rules every transformer box that servers the units has to have an addition shut off on it....getting prices

This summer we had horrible storms again and the power went out on the entire West side of the lake to Milford. The power was off for 3.5 hours, Village West does not supply the power to the units. **The power is supplied by alliant energy.**

-TV:

Our TV provider has changing over to all digital, originally I was told with the new cable box that was replace last summer, they said they could put one changer on to make all TV pick up the new digital – they now say it cannot be done.

So once again the fight is on with the cable company

Internet while on vacation:

Internet is provided in the lobby. Prior to having it at the resort, a survey of ALL members was taken. The majority were not willing to pay the additional cost to have it in all the units.

Additional information will be shared

Utilities: As some of you may know we have made some changes to the natural gas to the units. As electric units fail we are in a position to switch over to gas units which will operate at a lesser cost.

Is the board of Directors or President paid:

No the Board members or President are not paid for their time. The time they give to association business is donated.

RCI – why are there units not being used and we can't get bonus time?

When a unit is deposited with RCI it is there unit to do what they want to. Many of the units not used are not put in the RCI pool for you to exchange. RCI in fact has put that unit in a rental program rather than where it should be in the exchange program.

Discussed in old business

Too many people in unit: This needs to be policed by each member

Trailer parking: This has gotten much better over the past year, more signs were added. Some Members and Renters are still a problem.

Iowa Resort Holdings the owner of the Resort took approximately 3 acres out of their farm to solve the problem for members and hotel guests.

It is not only a member parking issue it is a safety issue if unable to get an ambulance or fire truck if needed to an area.

Members checking in kids for a party and leaving: This is much better; **Abuse of Bonus Time:** It seems like every year something new comes up that hasn't been addressed.

Destruction to units; It's better since we have charged people:

Uninformed family members and guests of rules:

Uninformed Renters: It is the responsibility of the member renting their week to inform their renters of association and resort policies.

Dead beats: those that have not paid there maintenance fees on time

The policy is in place no pay no stay.....

Have been turned over to collections

Currently liens and judgments on some

How many employees does the association have:

The association has NO employees. The association is a non-profit company that only collects dues to pay its bills. The association hires services they need.

Garbage:

We have a contact with a commercial garbage company that has dumpsters that can be picked up by a truck. Please put your garbage in the dumpsters not just throw it on the ground. DO NOT BRING YOUR GARBAGE FROM HOME AND PUT IN THE RESORT DUMPSTERS.

Security after hour's emergency calls:

In 2000 the association spent approximately \$25,000.00 for 7 months on part time security. Since that time there has been no cost to the association, Mike Hoepfner is on the grounds 7 days and nights a week for 99% of the year, dealing

with those problems and maintenance emergencies at night. Someday this will be a future cost to the association

Who's staying in your unit: There are a couple of reasons the association & require the names. Safety and security: In the event of a problem we need to know who is in the unit. Notification...it happens more than you think.

Weather Storms:

As in the past Village West is the only vacation facility in the entire lakes area that supplies a storm shelter for guests. If the area where the resort is located is put in a tornado warning...the shelter is opened and guests informed. The shelter will not be opened for rain and wind.

Common Sense and Courtesy:

Examples: parking....noise....beach....docks

State Laws on Pools:

Plan and Simple: abide by the rules or you will be kicked out

NO CHILD UNDER THE AGE OF 12 CAN BE IN THE POOL WITHOUT Adult.

(see attached Iowa law)

Wild life at the Resort:

DNR rules.....leave it alone

Parents you are responsible for your CHILDREN:

Sunrise cove ongoing projects:

Ongoing reconstruction of units starting with outsides

Refinishing decks

New carpeting

Stripping walls of old wall paper

New texture all walls and ceilings

Indoor painting and refinishing woodwork

Furniture replacement

Replacing boilers & furnaces

Replacing air conditioners

Replacing Appliances

Replacing screens

Maintaining roofs

Blowing and picking up leaves

Everyday maintenance to units as needed

Non of the below were done 2018 due to April snow and summer floods

10 days of no rain from snow melt to Memorial Day weekend

Mowed in the mud, pumped water and continually repaired things from

Flooding and rains of 2 to 7 inches

Replacing Landscaping

Tearing out and pouring sidewalks

Trimming and removing old shrubs

Tree trimming

Some of the Major challenges ahead of us:

Cost of labor compared to local manufacturing and factory jobs

Lack of labor willing to work weekends & holidays

Increasing costs of repair materials & parts

Stopping the destruction of units by members and their guests

Keeping a handle on taxes and insurance increases

Weather & fall out from it

Items of concern upcoming year:

1. Replace existing main electrical boxes to Units

2. **Solving the problem what if power is off for extended period of time in winter.**

3. Additional Change in government policies...unsure about air conditioners and refrigerators going forward.
4. Contract labor and Labor
5. **Replace key card locks on doors**

Notice on pools

Winter of 2017 indoor pool was closed to clean, paint and replace needed parts. The hot tub area was completely rebuilt and all new plumbing installed. The sand filters, sand and pumps were replaced on all pools and hot tub. October 2018 a new boiler was put in for the hot tub.

Results of election

Adjourn of meeting

Drawing of gifts

Dinner

Thank You for Attending the Meeting

2018 Sunrise Cove Maintenance Fee Schedule

	Studio	1 Bed	1 Bed Spa	Townhse	Lockout 1 Bed B	Lockout 1 Bed A	Lockout AB	Rustic	Mansion	Lockout 1 Bed A/B	Lockout 1 Bed AB
Administration	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27	\$71.27
Maintenance	\$74.62	\$111.47	\$99.28	\$119.51	\$76.49	\$106.60	\$147.36	\$175.19	\$173.20	\$160.83	\$132.18
Recreation	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03	\$14.03
Recreation License	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78	\$43.78
Insurance	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97	\$21.97
Utilities	\$74.62	\$123.17	\$118.13	\$136.39	\$78.51	\$119.29	\$168.34	\$199.93	\$196.38	\$129.62	\$133.89
Front Desk	\$62.97	\$62.97	\$62.97	\$62.97	\$62.97	\$62.97	\$62.97	\$62.97	\$62.97	\$119.38	\$119.38
Housckeping	\$54.99	\$102.51	\$98.71	\$129.49	\$77.34	\$109.18	\$158.87	\$191.06	\$177.92	\$119.01	\$259.30
Annual Audit	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32	\$2.32
Contract Labor	\$19.88	\$42.97	\$41.16	\$49.64	\$32.21	\$47.19	\$56.14	\$73.19	\$77.53	\$50.73	\$88.57
Bad Debt	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Repairs/Replacement	\$17.19	\$35.75	\$33.79	\$42.58	\$22.47	\$36.77	\$50.03	\$117.51	\$115.77	\$43.92	\$81.48
Consulting Fee	\$16.48	\$24.20	\$23.42	\$27.04	\$18.50	\$24.30	\$29.81	\$39.64	\$38.94	\$27.50	\$44.34
Security	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37
Real Estate Tax	\$26.95	\$53.46	\$50.80	\$63.23	\$37.71	\$59.69	\$72.74	\$106.51	\$104.09	\$64.82	\$119.91
Maintenance Fee	\$528.44	\$736.24	\$709.80	\$811.60	\$586.94	\$746.72	\$927.06	\$1164.90	\$1145.30	\$835.95	\$1289.70

PUBLIC Health (641)

POOLS

Ch 15 IAC 12/9/15

POSTED: "No Lifeguard" signs. Where lifeguards are not provided whenever the pool is open, a sign shall be posted at each entry to a swimming pool or a wading pool

- (1) The sign(s) at a swimming & wading pool shall state that lifeguards are not on duty and children under the age of 12 must be accompanied by an adult.**

**According to the State of Iowa per phone:
an Adult is a person over the age of 18**