

**BANYAN HARBOR TIMESHARE ASSOCIATION
BOARD MEETING
Thursday May 13, 2010 – 9:00am
Banyan Harbor Unit A4**

1. Roll Call

President Solberg called the meeting to order at 9:00am.

Board Members Present at Banyan Harbor

Jim Solberg, *President* Bob Garcia, *Treasurer*
Sharon Baker, *Vice President* Ed Madamba, *Secretary* Stephanie Gonos, *Director*

Outrigger Lodging Services

Rick Ball, *Vice-President, Outrigger Lodging Services*
Lyle Otsuka, *General Manager, Banyan Harbor*
Stephanie Nakamatsu, *HR/Accounting, Banyan Harbor*
Tore Wistrom, *Consultant, Outrigger Lodging Services*

Others in Attendance

Ben Bregman (Timeshare Developer), Gus Enderlin (AOAO Board), Harry Baker (AOAO Board), Bonnie Solberg, Meryl Ferrari (AOAO Board), Jill Briley (AOAO Board), Liz Nikolic (AOAO Board) and Penny Madamba.

2. Proof of Notice

Lyle reported that notice was posted on 4/28/2010

3. Approval of Meeting Minutes

- a. **Board meeting minutes of February 19, 2010** – Jim asked if there were any changes or corrections to submitted minutes. Hearing none the minutes were approved as distributed.

MOTION: *To adopt the minutes as distributed.*

MOVED BY: Stephanie Gonos, Second: Sharon Baker
VOTE: Unanimous
RESULT: **PASSED**

- b. **Organizational meeting minutes of February 20, 2010** – Jim asked if there were any changes or corrections to submitted minutes. Hearing none the minutes were approved as distributed.

MOTION: *To adopt the minutes as distributed.*

MOVED BY: Stephanie Gonos, Second: Sharon Baker
VOTE: Unanimous
RESULT: **PASSED**

4. Management Reports

- a. **Board President's Report** – Jim reported all Staff is working well together and he feels blessed to be a part of Banyan Harbor.
- b. **Manager's Report** - – Lyle acknowledged our great team of Banyan Harbor associates and recapped the recent special rates being offered to Timeshare owners and guests by Kauai Athletic Club. Lyle also distributed a summary of the projects completed this year.

5. Financial Reports

- a. **March 2010 Financial** – Rick reviewed the financial results through March 2010. Revenues year-to-date exceeded budget by \$1,280 due to Interval transfer fees, resulting in a net surplus year-to-date of \$10,349. Management continues to do a good job of controlling expenses.
- b. **Reserve Study** – Rick reviewed the reserve study highlighting 2010 projects. The 20 year Reserve Study, which is reviewed by the Board quarterly is a very good tool and shows funding for the anticipated projects in the future.
- c. **Collection** – Rick reported collection efforts continue to be maintained as reflected in receivable balances. However, with the current economic situation we are experiencing an increase in delinquencies. Ben Bregman reminded everyone in comparison to other Kauai and Hawaii Timeshare delinquencies, Banyan Harbor is doing a lot better than others. Tore commented only 5% of Timeshare Association receivables are with the Association attorney for collection. Ben also updated the board on the owner auction mail out.

6. Unfinished Business

- a. **RCI Comment Cards** – Jim reviewed a few comments and was assured each item has been or is being reviewed and acted upon.
- b. **Refurbishing 2010** – Most items covered under the reserve study. Tore reported both he and Lyle inspect all timeshare units individually on an annual basis and an action list is generated for follow up.

7. New Business

- a. **Resale / Deed Weeks** - Jim conveyed that the Board has been contacted by owners looking for alternatives for their delinquent week(s). Rick reviewed recommendations as presented in Board packets. Tore also reviewed Timeshare Liquidators agreement with Banyan Harbor Timeshare Association, to assist owners in need of alternatives and or/assistance. Discussions ensued and questions answered.

MOTION:	<i>To adopt the Timeshare Association agreement with Timeshare Liquidators, to assist owners with alternatives regarding delinquencies. .</i>
----------------	--

MOVED BY: Bob Garcia, Second: Sharon Baker
VOTE: Unanimous
RESULT: PASSED

- b. **Other New Business - Jim** asked for any other new business. Hearing none, the meeting moved to Executive Session.
 - c. **Executive Session -** Board moved into Executive Session at 10:45 am and reconvened at 10:50am
8. **Adjournment-** Hearing no further business the meeting was adjourned at 10:52am.

MOTION: *To Adjourn meeting (10:51 am)*

MOVED BY: Bob Garcia, Second, Sharon Baker
VOTE: Unanimous
RESULT: **PASSED**