

**VILLAS OF CAVE CREEK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MONDAY, NOVEMBER 30, 2020; 2:00 P.M. (PST)  
VIDEO CONFERENCE**

**MINUTES**

**I. CALL TO ORDER / ROLL CALL**

The meeting was called to order at 2:02 p.m. (PST) by Board President Jeffrey Abramowitz. Mr. Abramowitz thanked everyone for attending and welcomed them to the meeting via video conference.

Those in attendance were:

**Board of Directors:**

Jeffrey Abramowitz	President
Susan Dodd	Vice President
John Holwager	Treasurer
Rosemary Callard-Szulgit	Secretary
Daniel Shaffer	Director

**Trading Places International:**

Joanne Hallert	Director of Resort Operations
Nicole De Casas	Administrative Assistant

**Villas of Cave Creek:**

Trish Dye	Manager
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**II. APPROVAL OF AGENDA**

*The agenda was approved as presented.*

**III. APPROVAL OF MINUTES**

*The minutes of the September 14, 2020 board meeting were approved as presented.*

## IV. REPORTS

### Financial

#### MONTHLY STATEMENTS

The board acknowledged receipt of and reviewed the monthly financial reports for month ending September 2020 and the months preceding, including but not limited to the balance sheet, monthly income statement, cash flow report, check register, monthly general ledger, and delinquent assessment receivable reports.

Joanne Hallert reported that the association is operating with a favorable variance to budget.

#### DELINQUENCY/COLLECTION REPORTS

The board reviewed the delinquency and collection reports. The board instructed management that the moratorium on collections be lifted and that the ABC policy be followed.

#### HOA INVENTORY REPORT

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

#### OCCUPANCY REPORTS

Joanne Hallert reviewed the occupancy reports. No action was taken.

#### MANAGER'S REPORT

Trish Dye reviewed her manager's report and answered questions from the board. Ms. Dye stated that due to rental bookings the occupancy rate was increasing. Ms. Dye will research money saving efforts for the wi-fi and telephone services.

Trish Dye informed the board that the resort will stay at Gold Crown Status with RCI for 2021.

Jeffrey Abramowitz thanked Trish Dye and her staff for doing a great job.

#### ACTION ITEMS

The board reviewed the action items noting that all items were either complete or in progress.

**V. NEW BUSINESS**

**II BARTER PROPOSAL**

*A motion was made by Daniel Shaffer and seconded by John Holwager to accept the barter proposal from Interval International. The motion passed.*

**DEED BACK REQUESTS**

The board accepted the deed back request that was in the packet. The board instructed management that any deed back requests be presented to the board for review at each board meeting.

The board remembered Mary Holwager as an integral member of the Villas family. The board authorized a donation to Heifer International in her honor.

**VI. OLD BUSINESS**

No discussion.

**VII. EXECUTIVE SESSION**

The board entered executive session at 3:20 p.m. (PST)

The board exited executive session at 3:28 p.m. (PST)

**VIII. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 3:28 p.m. (PST).

**Next Meeting Date**

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Place</u>	<u>Type</u>
Monday	February 8, 2021	2:00 p.m.	Video Conference	Board

Respectfully submitted,

Accepted by,

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Joanne Hallert, Director of Resort Operations  
Trading Places International

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Rosemary Callard-Szulgit, Secretary  
Villas of Cave Creek Owners Association