

MINUTES
SAN FRANCISCO SUITES CITY SHARE ASSOCIATION
Meeting

Sunday, January 24, 2010

The meeting was called to order at 10:07 AM by President, Jim White. The following Board members were present: Jim White, Tom Weber, Mary Lou Dion and Larry Schwartz. Board member Jeff Reichel attended via the internet. Manager, Henry Potter was also present. The following owners were in attendance: Cynthia White, Ramona Martinez, Mary Lou Austin, and Patti Hoar.

The implementation of the process for an "open forum" in the first 20 minutes of every meeting was put in to force. Mary Lou Austin expressed a concern that we needed to have working nightlights in the bathrooms. Henry will see that this is accomplished. Cynthia White commented that Marlana from housekeeping is doing a fantastic job. Larry Schwartz commented that the instant hot water in suite #42 is missing. Henry will see that this is replaced. Patti Hoar suggested that the meeting time be changed to 1:00 p.m., however, Board members responded that travel time must be considered and that the meetings must start at 10:00 a.m. or 11:00 a.m. at the latest. Cynthia White also commented that she was thrilled with the remodel of the "4" suites.

Minutes from the November 1, 2009, Board meeting were read. Tom Weber moved and Larry Schwartz seconded that the minutes from the November 1, 2009 meeting be approved as written.

A quorum was established.

Jeff Reichel reviewed the budget. Funds spent in 2009 (with the exception of \$67,000.00) have been transferred from the reserve account to the operating account. The final results will be determined as soon as possible with input from Alyssa and Levy.

Jeff Reichel moved to ask Levy to give advice as to handling of end of the year profit so that we don't face a large tax liability.

Henry reported that all foreclosed units were sold at auction to owners, family of owners, or friends of owners. Parlor suites sold for \$1,580 to \$2,200. There were two Master Suites sold; one for \$2,800 and the other for \$7,100.

The City of San Francisco will hold a tax auction in March/April, of 6 units that have met the city's criteria for delinquency. They may add 5 others to the list. Henry will provide information as it is received. One Master and 10 parlors are in tax default at the present time. Larry moved that Henry attend the auction and have the ability to bid up to \$1,000 each for parlor suites and up to \$3,000 for the Master at the upcoming auction, if there are no other bidders. If the City sets the minimum bid

higher, the Board can authorize Henry to raise his bid. Jeff seconded the motion. Motion carried. The goal is to create dues paying membership.

Renovation of the 3 rear parlor suites is near completion, as reported by Patti Hoar, the Chair of the Decorating Committee. Six chairs will be re-upholstered with fabric purchased at a substantially reduced cost. (Decorating Committee Recommendations for Parlors, #24, #34, and #44 attached as part of Minutes). Larry Schwartz moved to accept the recommendations at a cost of \$6,930.00. Tom Weber seconded the motion. Motion carried.

12 units need window seats re-upholstered and there is a great fabric available at the present time for that purpose. Henry will get bids for labor to reupholster. Tom Weber moved and Larry Schwartz seconded that Patti Hoar to spend \$1,500 for the fabric. Motion carried.

The remaining prospective dates for meetings in 2010, as follows: March 14, May 23, August 29, and November 7, 2010.

Henry has mailed the board nomination information to membership. A motion was made by Jeff Reichel and seconded by Tom Weber, that we not vote tax default shares. Motion carried.

It was reported that currently, we are contracted to work with RCI, Interval International and San Francisco Exchange. Contracts are automatically renewed. Any contract can be cancelled with proper notice. Henry will inquire as to changes in contract, if any, to prevent San Francisco Suites potential liabilities.

There was a clarification to the Minutes of November 1 to reflect a \$10 charge for a roll-away in either Parlor or Master suites. There was a motion by Tom Weber and a second by Larry Schwartz to adjust the wording in the Minutes of November 1 to reflect "a per person" charge to "per extra bed per day charge." Motion carried.

The new rates for bonus time shall remain as stated in the November 1 Minutes; \$85 Parlor/\$95 Master.

Closing Comments from Owners

Cynthia White commented that all committee reports need to be more precise at presentation. There should be meetings called and dates pre-determined so that all committee members will have an opportunity to attend.

The meeting adjourned at approximately 1:10 p.m.

The next meeting will be the annual meeting on Sunday, March 14, 2010.

Respectfully submitted,

Mary Lou Dion, Secretary