

# ASPEN TIMESHARES



M<sup>C</sup>CALL, IDAHO

WELCOME TO  
THE 40<sup>TH</sup> ANNUAL HOMEOWNERS MEETING  
OCTOBER 2<sup>ND</sup>, 2021



LEGACY  
RESORTS/SMALL  
LEGACY  
RESORTS

- **TYPES:**
  - Hotel Conversions
  - Motel Conversions
  - Apartment Conversions
  - Specific Built
- **Age:** 35-45 years old
- **Ownership Type**
  - Leasehold
  - Deeded Weeks
  - Floating weeks
  - Points
- **# of Units:** 35-50
- **Sunset Clause:** to be discussed later in presentation
- **Maintenance Fees**



## CHALLENGES FACING LEGACY RESORTS

- Collection of Delinquent Maintenance Fees
- Aging out : Protecting Owners at Every Stage of the product lifecycle
- Millennial Generation sales (None Existent)
- Sunset Clauses: Tenants in Common
- Reserves for Major Infrastructure
  - Roads, roofs, pools, tennis courts, common area sports facilities, exterior upkeep
- No Developer Assistance
- No Flexibility in fixed weeks
- Economy of Scale (Size of resort)
- Location, highly seasonal areas
- HOA are looking to sales to dispose of non-performing weeks
- HOA Inability to Borrow Funds
  - Finding other sources of Revenue other than increasing Maintenance fees
- COVID-19

INDUSTRY  
HEALTH

COVID-19



There is a new focus on the Legacy resorts especially with the onset of COVID-19, a world pandemic.



Has changed us as it has many of you.



TBMA – 8/9/2021

TIMESHARE BOARD MEMBERS ASSOCIATION

Because of the current COVID situation, we determined it necessary to reschedule the TBMA Las Vegas 2021 conference for the spring of 2022.

Multiple challenges

The spread of the COVID Delta variant is significant. It emphasizes the need to remain vigilant about safety protocols to protect the welfare of staff, owners, and guests, but it is just one of several concerns we are facing.

- Unprecedented heat waves are causing additional health challenges.
- Wildfires are ravaging many communities. The impact of the intensity has spread across the country thereby becoming of national importance.
  - The Surfside condominium collapse has raised our consciousness about the structural condition of aging legacy resorts.
- Human resources and staffing challenges have increased significantly.

# INDUSTRY OUTLOOK

## Industry Travel Options for Customers

- Vacation Rentals by Owners – Airbnb, VRBO, 3<sup>rd</sup> party property management
- Vacation Club – Membership Points
- Exchange companies – Interval International (II), RCI, 7across, etc..
- Timeshare Ownership – points, deeded, floating

# INDUSTRY EVENTS

- Many of the Legacy resorts are beginning to downsize their complexes. They are finding it keeps the resorts healthier.
  - We found this to be true as well. With the rising costs in labor, fixed costs, etc., in our area, the shuffling of weeks into units with more owners sharing the costs, helps keep the association alive and healthy, while also maintaining relatively lower maintenance fees.
- Special Assessments – are becoming a necessity for many Legacy Resorts with the millennial generation not buying; thus, causing the remaining owners to carry the costs.
- LEGACY RESORT SCAMS! “TIMESHARE EXIT COMPANIES”



## ARDA-ROC Reminds Timeshare Owners of Importance of Going to Their Developer First When Looking to Exit Their Timeshare

WASHINGTON--([BUSINESS WIRE](#))--After another timeshare exit company has seemingly closed without fulfilling its promise of getting consumers out of their timeshare, the [American Resort Development Association-Resort Owners' Coalition](#) (ARDA-ROC) today reminded timeshare owners looking to exit their timeshare about the importance of going to their timeshare developer first.

According to the Better Business Bureau, as well as accounts from consumers who did business with the exit company and recent news reports, it appears Timeshare Termination Team has shut their doors, without warning, in July of 2021. Their website appears inactive, and they are not responding to consumer inquiries about the thousands of dollars in upfront fees they collected without performing any service of value. To read more about Timeshare Termination Team, check out recent news in [KMGH-TV ABC 7 Denver here](#) and [KPRC-TV NBC Houston here](#).

**“We always urge consumers to exercise extreme caution when doing business with third-party companies who guarantee they can get you out of your timeshare, because their promises are often too good to be true,” said Robert Clements, vice president of regulatory affairs at ARDA-ROC. “It’s best to avoid these ‘timeshare exit companies,’ which require large upfront fees and most likely will not be able to deliver on their promise of getting owners out of their timeshare. Always go to your timeshare developer, resort management company or homeowners’ association first to discuss what kind of programs they have in place for owners who want to exit.”**

ARDA-ROC recommends owners always contact their timeshare developer, resort management company or HOA as their first source of information regarding exit options.

“While there are timeshare exit companies that claim success in their marketing, there are many exit companies that are the subject of criminal and civil investigations that take money from consumers without providing any services and that have shut down leaving consumers high and dry,” said Clements. “That’s why we’re committed to continuing to raise awareness about this issue and work to ensure owners can get information and support about how they can safely pursue an exit from their timeshare while avoiding scams.”

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ARDA-ROC is a 501(c)4 non-profit entity funded by over 1.5 million individual timeshare owner's voluntary contributions. ARDA-ROC is dedicated to preserving, protecting, and enhancing vacation ownership through smart policy and sensible regulation. ARDA-ROC advocates for local, state, and federal policies that enable the vacation ownership industry to thrive and provide consumers with an enriched vacation ownership experience. For more information, visit [ARDAROC.org](#).

**BE CAREFUL!**  
**DON'T GET SCAMMED!**  
**LET US HELP YOU!**  
(MORE INFORMATION LATER IN PRESENTATION)

**Covid problems  
MATA is facing**

# COVID-19



# HONORING BANKED COVID WEEKS

# COVID-19 CLOSURE & OWNER WEEKS

## MARCH 27, 2020 – SEPTEMBER 7, 2020

### Questionnaire Question (QQ): How long is my Covid-19, 2020 week good until?

While we were unable to accommodate guest during weeks 12-35 during the closure, we instituted the following guidelines:

- Guest who had a reservation through the rental process: received 100% refund or rescheduled rental dates.
- Owners who own during Week 12 – Week 35 got 24 months from their week to use an In-House Exchange
- If Owners had a reservation using an In-House Exchange, during the closure, they have 12 months from the week they **originally** had the booked reservation.
- If Owners had their unit up for rent it was reverted to a banked unit for 24 months.
- If they had previously banked their normal week before the closure, they were given 12 months to use the In-House Exchange from the week they own.
- Third Party reservations will be handled with that Thirds Party company, i.e.. RCI, II and DAE.

(This changed April 2021)

*\*There is a difference between rental units and banked units.*

QQ: I don't want to pay my maintenance fee until I come to use my week, and I don't mind paying the late fees. Why won't you honor my covid week from 2020?

If your account was not in good standing when we closed for COVID-19, you did not qualify for any of the same benefits as an owner who keeps their account in good standing. Your account was delinquent.

## RCI & INTERVAL INTERNATIONAL (II)

- Required our Resort to honor all the weeks we had in-bound during our closure. We did not have to honor Governmental mandated closure inbound weeks.
  - RCI – allowed us to give them equal red weeks – 11 weeks
  - II - required the exact week that was deposited by the owner – 20 weeks  
(6/21/2021-8/30/2021)

**Problem:** Owners came in 2021, there were no available MATA weeks to book our owners and the exchanges in. The exchange companies required us to honor those weeks to be in good standing for our owners to continue to exchange.

## HONORED COVID WEEKS

**Solution:** Brampton Holdings made available all of its weeks until the end of week 35 of 2022, to get us through honoring our owners 2020 Covid banked weeks in the resort and with the exchange companies.

- We have currently honored 1411 of the 3024 banked covid days
- We have honored all the weeks with the exchange companies.

## HONORED COVID WEEKS

QQ: Vacation Travel is at an all time high. I am not fully understanding how the units are not being rented to the general public and a substantial profit is not being made from the units that the owners have returned to the timeshares.

As a board, we felt we should use the MATA, Brampton and the owner banked weeks to honor the Covid banked weeks and get our owners here in 2021 and 2022.

Remember we can't rent Banked weeks. We did still rent Owner's weeks that requested we set their week to Rentable. We did not rent the MATA or Brampton weeks unless they were a last-minute rental.

## WHY CAN'T I GET A BANKED WEEK IN THE SUMMER; JULY OR AUGUST?

Weeks only become available in the summer if the owner decides to bank the week.

### Week 22 – Week 35

2019 - 74 banked weeks

2021 – 42 banked weeks

32 more owners occupied their week during this time frame



RENTAL INCOME

# 3-FOLD PROBLEM

- First fold:

With the closure of the Timeshares during the summer months of 2020 we lost the majority of the budgeted income from the following line items on the budget:

## 2020 Budget

Rental Income	\$	12,000.00
40% Rental Income	\$	98,400.00
Split Week Income	\$	3,960.00

## 2021 Budget

Rental Income on MATA units	\$	-
40% Rental Income	\$	40,000.00
Split Week Income	\$	2,300.00
Cancellation Fee	\$	600.00
Upgrade Fee	\$	1,500.00
Banked Unit Extension	\$	3,000.00
Resort Fee on Rentals & Exchanges	\$	35,000.00

\*The majority if income on these line items comes in the summer months

# 3-FOLD PROBLEM

- Second fold:

During the summer months of 2021 we saw more owners than any year before. Your families used your weeks. Which means, no banked weeks and no rental weeks.

## 2020 Budget

Rental Income	\$	12,000.00
40% Rental Income	\$	98,400.00
Split Week Income	\$	3,960.00

## 2021 Budget

Rental Income on MATA units	\$	-
40% Rental Income	\$	40,000.00
Split Week Income	\$	2,300.00
Cancellation Fee	\$	600.00
Upgrade Fee	\$	1,500.00
Banked Unit Extension	\$	3,000.00
Resort Fee on Rentals & Exchanges	\$	35,000.00

\*The majority if income on these line items comes in the summer months

# 3-FOLD PROBLEM

- Third fold:

During the summer months of 2022 we still have covid banked weeks to honor, thus, we are projecting loss of rental income.

With the rise in the covid variant we are projecting the same usage of weeks by the owners as we saw in 2021.

## 2020 Budget

Rental Income	\$	12,000.00
40% Rental Income	\$	98,400.00
Split Week Income	\$	3,960.00

## 2021 Budget

Rental Income on MATA units	\$	-
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Banked Unit Extension	\$	3,000.00
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\*The majority of income on these line items comes in the summer months

## HERE IN LIES THE RENTAL INCOME PROBLEM

The Aspen Timeshares lost 2 summers worth of Rental Income and is projecting a third summer of loss.

2020 closure

2021 Owners Using your weeks! Which we love to see!

2022 Rental Income down, Covid banked weeks satisfied or expired (Last day of week 35.

2023 Rental Income returning.

# OWNER TO OWNER RENTALS:

It has always been our pleasure to facilitate rentals to our owners offering a 50% discount off the non-owner rates.

On April 9, 2021, the board of directors approved an increase in rental rates as follows:

## OFF SEASON

<u>NON-OWNER RATES</u>	<u>2020 –Pre COVID-19</u>	<u>2021</u>
1 BEDROOM	\$170.00	\$210.00
2 BEDROOM	\$220.00	\$260.00
EXEC 2 BDRM	\$250.00	\$290.00
3 BEDROOM	\$280.00	\$320.00
EXEC 3 BEDROOM	\$300.00	\$340.00

## OWNER RATES

1 BEDROOM	\$85.00	\$105.00
2 BEDROOM	\$110.00	\$130.00
EXEC. 2 BEDROOM	\$125.00	\$145.00
3 BEDROOM	\$140.00	\$160.00
EXEC 3 BEDROOM	\$150.00	\$170.00

## PEAK SEASON

<u>NON-OWNER RATES</u>	<u>2020- pre COVID- 19</u>	<u>2021</u>
1 BEDROOM	\$200.00	\$240.00
2 BEDROOM	\$250.00	\$290.00
EXEC 2 BEDROOM	\$280.00	\$320.00
3 BEDROOM	\$310.00	\$350.00
EXEC 3 BEDROOM	\$330.00	\$370.00

## OWNER RATES

1 BEDROOM	\$100.00	\$120.00
2 BEDROOM	\$125.00	\$145.00
EXEC. 2 BEDROOM	\$140.00	\$160.00
3 BEDROOM	\$155.00	\$175.00
EXEC 3 BEDROOM	\$165.00	\$185.00

Note: Owners should be aware by placing your timeshare for rent through the MATA office, we are offering it to other owners at the 50% discount rate. We cannot guarantee the rental of your unit. You can, if you prefer, rent your unit yourself, for whatever you determine. Please keep our office notified as to whom your guest will be. Also, if you rent on your own, you are still financially liable for any damage your guest may cause while staying during your time.



# FORECLOSURES

# CURRENT FORECLOSURE STATUS

QQ: Have the owners paid up on fees?

Supplemental only: 33 out of 811 owners are not current  
4.07% are delinquent @\$50 per month late fee charge.

2021 AMF & Supplemental: 13 out of 811 owners are not current  
1.6% are delinquent @\$50 per month late fee charge.  
These accounts have not been sent to foreclosure.

In addition, we currently have 20 out of 811 accounts in the beginning process of foreclosure.  
2.5% are delinquent @\$50 per month late fee charge + \$500 Foreclosure fee

If an account isn't paying, we must foreclose on the account. This is very costly and effects all the other owners.

Help everyone out and deed back your week to the association.



## WHO'S WHO

# WHO'S WHO?

## Entities –

- “MATA” – McCall Area Timeshare Association dba Aspen Timeshares
- “AVCOA” – Aspen Village Condo Owners Association or The Aspen Village  
1607 Davis Ave
- “The Club” also known as THE SPORTS CLUB, common area for AVCOA
- “The Aspens” – 1630 Davis Ave.
- “Brampton Holdings, Inc”- formerly known as DH & Associates dba Executive Affiliates, also referred to as the Developer, successor to Corman Management

# EMPLOYEES

David Holland

Candice Leonard

Kathy Crowther

Jessica Moore

Stevo Marino

Ryan Havens

2 additional housekeeping staff

DAVID HOLLAND  
MATA BOARD PRESIDENT



CANDICE LEONARD  
EXEC. ADMINISTRATOR,  
TITLES & DOCUMENTS  
[CANDICE@ASPENTIMESHARES.ORG](mailto:CANDICE@ASPENTIMESHARES.ORG)  
208.634-7028 EXTENSION 5

- Consolidation Plan
- Innovation Plan - Technology
- Answers & Responds to all phone calls for the Titles & Documents
- Chain of Title
- Foreclosures
- Balancing budget
- Board correspondence
- Website
- RNS – Rental Network Software
- Software connection to Airbnb
- Owner Portal
- Resort fee Online payment
- Meet with owners
- After hours on call managers with Travis Leonard, since Sept 1, 2006
  - And more and more and more.



KATHY CROWTHER  
OFFICE MANAGER  
[OFFICE@ASPENTIMESHARES.ORG](mailto:OFFICE@ASPENTIMESHARES.ORG)  
208.634-7028 EXTENSION 2

QQ: What does Kathy do everyday, don't you work full time? 'cause you make me leave a message on your voicemail... and I want talk with a person.

- Processes all incoming/outgoing mail
- Answers & Responds to all phone calls for the office line
- Pays/reviews/tracks bills
- Processes payroll to accountant
- Completes the audit needs
- Orders office supplies
- Orders maintenance supplies
- Keeps track of all owner banking/invoicing/late fees/notices
- Scheduling all incoming/outgoing reservations including Rentals, Banks, Owners Rentals, Exchange companies
- Collecting Resort Fee
- Processes Lost & Found items
- Tracks the KEYS (DROP BOX PLEASE!!!)
- And more and more and more...



JESSICA MOORE  
ASSISTANT OFFICE MANAGER  
RESERVATIONS & WAITLIST  
[RESERVATIONS@ASPENTIMESHARES.ORG](mailto:RESERVATIONS@ASPENTIMESHARES.ORG)  
208.634-7028 EXTENSION 1

- Waitlist
- Reservations
- Brown cards
- Welcome packets
- Sports club reports
- Talks to you all day!
- And more and more and more...



KEN COLLETT & DAVE HOLLAND  
MAINTENANCE  
208.634.7028 EXTENSION 4



STEVE MARINO  
HOUSEKEEPING MANAGER  
[HOUSEKEEPING@ASPENTIMESHARES.ORG](mailto:HOUSEKEEPING@ASPENTIMESHARES.ORG)  
208.634-7028 EXTENSION 3

Please call if you have any needs during your stay that pertain to housekeeping needs.

RYAN HAVENS  
HOUSEKEEPING ASSISTANT  
MANAGER

# HOUSEKEEPING

- 2 part time staff
  - KayleeAnn
  - Nathan

# WHO GETS PAID WHAT?

## OFFICE MANAGEMENT STAFF

David Holland, \$20 per hour

Candice Leonard, \$25 per hour

Kathy Crowther, \$25 per hour

Jessica Moore, \$19 per hour

## MAINTENANCE STAFF

David Holland, \$20 per hour

Ken Collett, \$18 per hour

## HOUSEKEEPING STAFF

Stevo Marino, \$19 per hour

Ryan Havens, \$18 per hour

KayleeAnn, \$16, part-time

Nathan, \$17, part-time



# STAFFING

EMPLOYEES are a MAJOR problem!

- Wages & Hiring
- Housing
- Benefits
- Competitive hiring market – HELP WANTED SIGNS EVERYWHERE!

# POLICIES

## FLEXIBILITY IN FIXED WEEKS

In response to the ever-changing demands of the Millennial market, the Board of Directors initiated, January 1<sup>st</sup>, 2014 the ability of the owners to split their weekly usage as they see fit.

**This also applies to the COVID banked weeks.**

# POLICIES

## Exchanging with Third Party Companies (RCI, II, DAE, etc....)

- Your maintenance fee must be paid through the year you are wishing to deposit.
- Your account must be in good standing with MATA, this includes correct title work.

**QQ:** Can I deposit my COVID Banked week with Exchange companies?

No. The time frame you would be depositing is past and we are only honoring those weeks in MATA.

## Owner Rentals

- Owner must be onsite to rent at a discounted rate. Please do not think you can rent at the discounted rate without you being on the premises.
  - If you want family to have Owner rate, do your title work to add them.
  - Owners must still call to get your discounted rental rate.
  - If you send friends/family and are not on the premises, you will be charged the difference in the rental rate. It will be charged to your account, if you do not have a credit card on file. Late fees will be applied @\$50 a month.

# POLICIES

- **Check IN/OUT**
  - Monday check out is 10 AM. No exceptions.
    - If you choose to not keep this policy you will be charge a late check out fine of \$25/per hour! This does not mean if you are okay paying a fine you can check out late. We will begin evicting owners if you do not leave by 10AM.
  - Monday check in is **BETWEEN 5PM-6:30PM**. No exceptions.
    - With new precautions in place, please note **BETWEEN**, your unit may not be ready until 6:30pm. We will begin placing keys in the new pickup location starting at 5PM, on a first done basis, no priority is set as to who is in first place.
  - Tuesday – Sunday, Check out time is 11AM and check in is **3PM** (Please note the change in time)



KEY  
PICKUP  
DROP-OFF  
LOCATION

**Key Pick up** – Use your 4 digit code PLUS press \*

Entrance located on east side of the office unit.

1607 Davis Ave Apt #149

McCall, Idaho 83638

**Key Drop-off** – *Do not leave your key in your unit.*

Please drop it in the BLUE key drop box located on the north side of the office unit.

1607 Davis Ave Apt #149

McCall, Idaho 83638

# POLICIES

- **Pets vs. Service Animals & No Smoking, No Vaping**
  - I understand pets are not allowed. I also understand that comfort/emotional support animals are not the same as service animals. I understand that if I have a service animal it will be on a leash the entire visit at the Aspen Village and will never be left in the unit unattended. If the service animal is found unattended in the unit, a \$100 fine, per day of the registration will apply. Neither the ADA nor Idaho Human Rights Law covers what some people call Emotional Support Animals.
  - No Pets, No Smoking Policies: All of the timeshare units are No Pets, No Smoking units. There will be a \$100 per animal, per day fine for non-compliance of either the NO PETS or the NO SMOKING policies. In addition to the fine, immediate removal of the pet(s) from the premises will be required. Additional cleaning fees may also be assessed for non-compliance with either the No Pets or the No Smoking policy.

# POLICIES

- **Late Fee \$50, per month**
- **Title Transfer Fee \$100, per week transferred**
  - Title transfer within families also applies.
- **Recorders & Processing Service Fee \$30, per week**
- **Deed Back Fee \$250**
- **Split week Fee \$60**
- **Banking or Renting or Occupying**
  - You must notify the office 2 weeks prior to your week as to how you are going to use your week.
- **Extension of your Banked time (Does not apply to COVID Banked weeks)**
  - 3 Months: \$69
  - 6 Months: \$89
  - 12 Months: \$109

# POLICIES

QQ: If I am in McCall or live in McCall, can I use the facilities whenever I want? I own one week.

As an owner, you own 1/50<sup>th</sup> of one condo. You are entitled to use the property 1/50<sup>th</sup> of the year. This 1/50<sup>th</sup> happens **ONLY** during your occupancy and registration with the Aspen Timeshares office.



## PHONE SYSTEM & POLICIES

PLEASE use the phone system as it is designed to be used...  
leave a message if you don't reach the individual.

**DO NOT CALL ALL THE  
PHONE PROMPTS.**



WAIT LIST

Each owner is allowed to be on 3 different week wait lists at one time. Jessica will call you when a reservation opportunity becomes available.

We do not call you to tell you...

“Sorry we do not have anything for you”

**SORRY,**

**In advance!** 😊



WAIT LIST

If I do call you, you have 48 hours to call me back.  
If you want it or not,

**PLEASE**

let me know!

**Love,**

**Jessica** 😊

# BANKED DAYS

Please keep track the best you can of your own banked days. We filled a lot of phone calls on how many days you have left. This is very, very time consuming to play phone tag... and thus gets expensive.

If you are wondering though...

Email: [office@aspentimeshares.org](mailto:office@aspentimeshares.org)





BANKED DAYS

Are a bonus, you are only  
guaranteed your deeded week.



# REGISTRATION

- REGISTRATION –
  - Must happen **a minimum of 10 days** prior to arriving at The Aspen Timeshares. You can register today!
    - If reservation is less than 10 days, register ASAP.
  - Registration is for accessing the Sports Club as well.
  - There is a behind the scenes process happening when you register. We need you to register every time you come!

**If you got a PIN,  
then we got your  
registration!**

Please don't call to verify if we received your registration.



CABLE TV



August 28, 2021

Aspen Village Condos  
PO BOX 2069  
MCCALL, ID,  
836382069  
Attention: Administrator

**Re: NOTICE OF SERVICE TERMINATION FOR SPARKLIGHT BULK TV SERVICE**

Dear Administrator,

Sparklight (formerly known as Cable One) currently provides broadband cable television services to the residents of your community on a discounted "bulk-billed" basis. Due to an upcoming transition to Internet Protocol Television (IPTV), we will no longer have the ability to provide your property with Bulk TV services.

**This is your notice that Bulk Video Service is scheduled to be discontinued starting December 1, 2021**

We apologize for any inconvenience this may cause and would like to help make this transition as easy as possible for you.

Below are four options for your consideration:

1. You can convert your bulk video to Sparklight bulk high-speed internet. (Pricing available upon request.)
2. You can switch to individually billed TV service. (No interruption in service.)
3. We can recommend a new provider that will work with you, and us, to deliver uninterrupted TV service and continue to service your residents that purchase other services (i.e. high speed internet) with Sparklight.
4. You can seek an alternative provider in your market.

**BULK CABLE TV IS DISCONTINUED DEC. 1, 2021**

**Service Address**

1607 DAVIS AVE, MCCALL

# RENOVATION

PAST: 2020 Renovations: D-building and 1/3 of the E-building

PRESENT: 2021 year

- Finished renovations with previously purchased materials from 2020
- 2021 renovations were limited:
  - Mattresses: B-9-13, F-46 & 47, Y-111 & 114, E-building 11-16, D-Building 7-10, C-6, K-53
  - Y-building Ball shut-off valves for each unit
  - Tankless water heater in K-53
  - Replaced Ceiling Light fans in B-9-13, F-46 & 47
  - Kitchen items
  - Vacuums

# RENOVATION

## FUTURE:

- Fall of 2022 – we need to financially pass covid banked weeks

# RENOVATION

## Questionnaire Questions:

**Is there any possibility that one of the bathrooms in the units could be redone with a walk-in shower? As we are aging it is getting more difficult to climb into the bathtubs?**

Sorry, No. We would have to have 100% of all the owners in that unit agree.

**Could we have the renovations done before the fees go up?**

No. Money is needed before you contract for construction.

**Why does some of my maintenance fee money go into other units for renovations?**

Everyone shares in these expenses. When your condo has roof problems, everyone in the complex shares in your repair. Nature of the Association- shared ownership – Shared expenses



**INTERMISSION**

STATE OF MCCALL  
AREA TIMESHARE  
ASSOCIATION  
(MATA)

# ORIGINATION OF MCCALL AREA TIMESHARE ASSOCIATION (MATA) DBA ASPEN TIMESHARES

Sundance Construction built The Aspens, in 1980, by which Bill Geisler, Corman Management, purchased the B-Building units, 9-13 and the F-Building Units 46-49:

**The Aspens** – The first units Corman Management Purchased

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Sundance Construction approached Mr. Geisler to pre-purchase units in a second development of 20 acres, called The Aspen Village.

**The Aspen Village** – The second purchase of units was the C, W, D, E, Y buildings and K-53

## ORIGINATION OF MCCALL AREA TIMESHARE ASSOCIATION (MATA) DBA ASPEN TIMESHARES

Bill Geisler took the units and divided them into 52 weeks. Weeks would be sold as 1/50<sup>th</sup> ownerships and while reserving 2 weeks for renovations... by which he still owned. Bill Geisler, Corman Management, will now be known as the DEVELOPER from this point on in the presentation. He developed McCall Area Timeshare Association and began selling weeks to the units he owned.

# ORIGINATION OF MCCALL AREA TIMESHARE ASSOCIATION (MATA) DBA ASPEN TIMESHARES

Bill Geisler created the Timeshared Units from his purchased units from Sundance Construction.

**The Aspens** – The first addition of units in the association of MATA

1009.27 – Account breakout = Complex # + Unit # . Week #

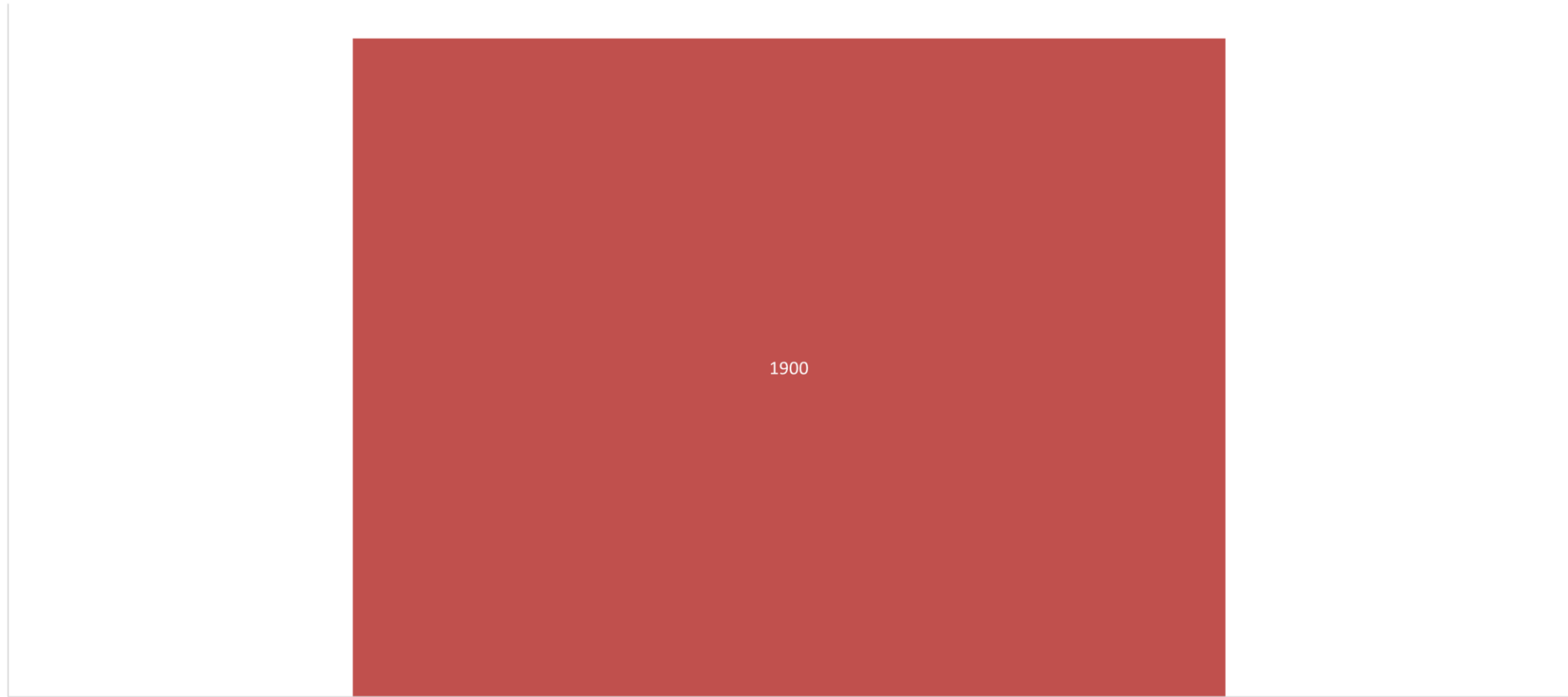
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**The Aspen Village** – The second addition of units in the association of MATA

2009.27 – Account breakout = Complex # + Unit # . Week #

# STATE OF MATA - MATA DATA 1980

■ Owners ■ Developer ■ MATA



1980

TOTAL WEEKS 1900

## 1986 – FINANCIAL TROUBLE FOR TIMESHARE INDUSTRY

David Holland was the CFO working for the Bertagnole Family of Companies, in timeshare finance and title. Dave was working on learning Marketing for timeshares and a fellow co-worker, Rod, told him he needed to meet Bill Geisler, in McCall, Idaho. So, to Idaho they went.

Perfect timing for Bill as he was an amazing salesman but needed some financing help with MATA. At the time the introduction was made the timeshare industry was using a form of loans, called Hypothecation, whereby Developers were borrowing money against sales contracts because marketing costs were averaging 50% of the sales. People only paid 10% down on the contract and developers were cash poor.

1986-1987

Bill called Dave and asked him to come back to McCall and visit. Bill wanted to retire and sell the business to Dave. Dave came and spent about 4 days going through the books and bank financing of Corman Management.

Dave came to the conclusion, that Corman Management was way over extended due to marketing costs being higher than national averages. Dave declined the offer.

## 1986-1987

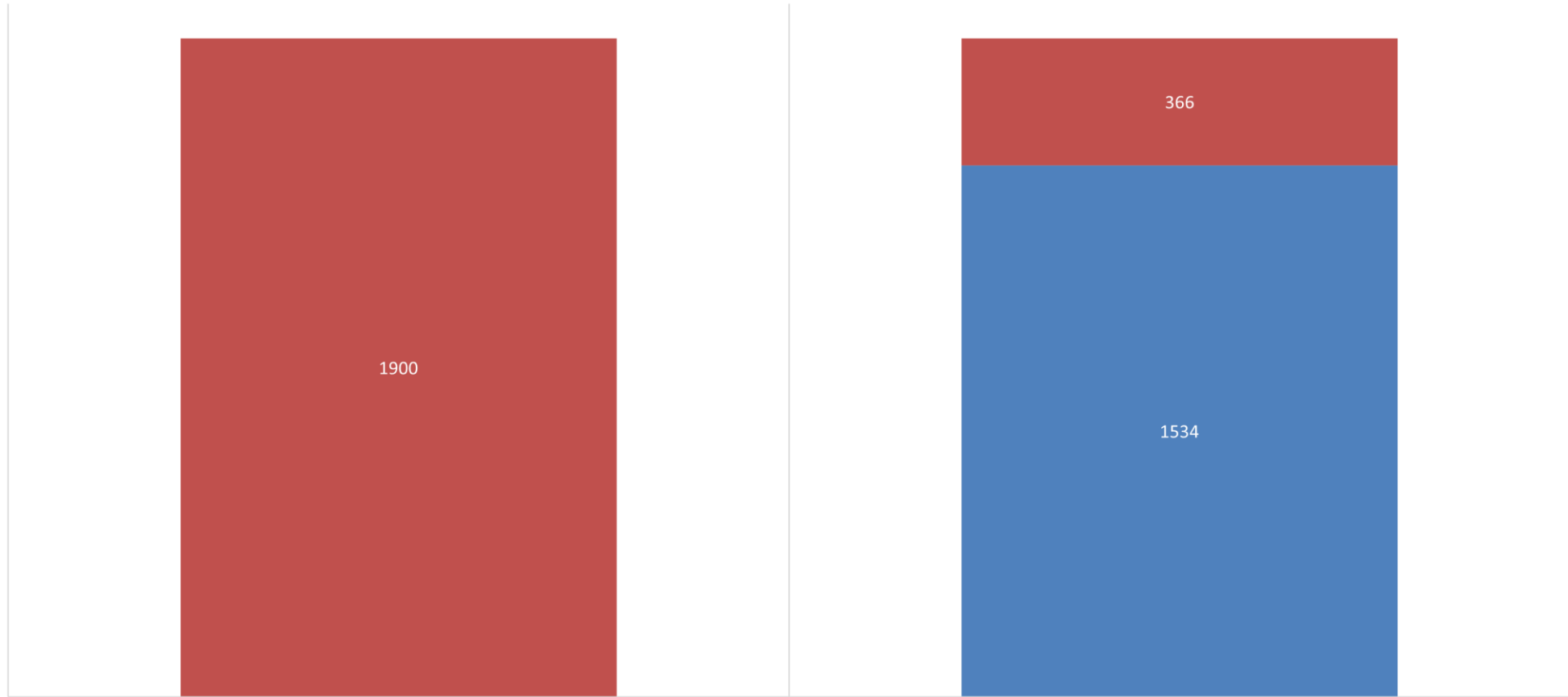
Dave received a phone call from Bill and stated that his lender from Texas was in McCall and was offering him a 40% discount if he could pay the loan off early.

Dave reached out to his contacts in the banking industry to validate why the bank would make this kind of offer. After Dave received confirmation that the S&L was indeed in violation of liquidity requirements, it was determined, Bill would **offer** to pay them 40% of the face value of the remaining balance of the note. This represented a 60% discount, with a 6-month term to complete the repayment also stopping the interest on the loan. The S&L accepted the offer.

Bill went town meeting with the owners and offering them tremendous discounts on weeks if they would by another week to infuse cash and pay off the loan in the 6-month window. Bill was successful. He was not only able to pay off the S&L loan but also all the debts associated with Corman Management.

# STATE OF MATA - MATA DATA 1988

■ Owners ■ Developer ■ MATA



1980

TOTAL WEEKS 1900

1988

TOTAL WEEKS 1900

## EARLY 1988

Bill contacted Dave again to inform Dave he was successful in retiring the Washington Federal Savings and Loan debt. Another offer to visit McCall came along with a new offer.

Dave and Carol arrived August 1, 1988, with a Volkswagen van full of kids. It became a family affair from this point on.

Bill retired in Seattle, Washington, while remaining on the board as Vice-President until October 2004.





## PURCHASE IN 1988

In addition to purchasing 366 weeks @ \$4400 per week, Dave acquired the management company and development rights.

**Per Week value \$4400**

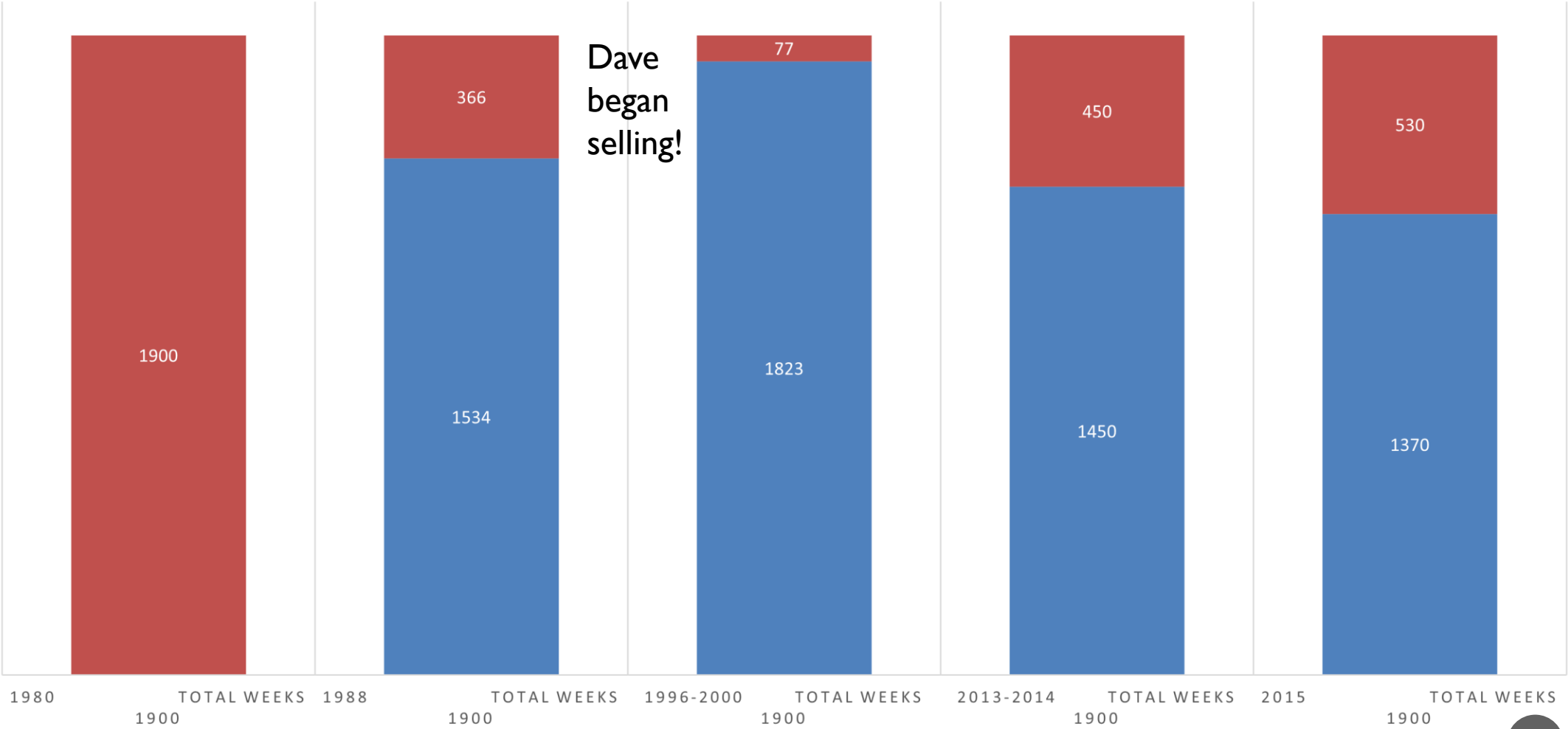
Sold to Dave – 366 Developer weeks

Total Purchase Price = \$1,610,400

From this point on the Marketing and Sales staff consisted of Dave, reducing the marketing cost significantly. By retiring the marketing staff, it eliminated the need for future Hypothecation loans, making it a financially viable purchase.

# STATE OF MATA - MATA DATA 1980-2015

■ Owners ■ Developer ■ MATA



Dave began selling!

# 2007-2014 RECESSION AND MILLENNIALS SHIFT IN TIMESHARE INDUSTRY

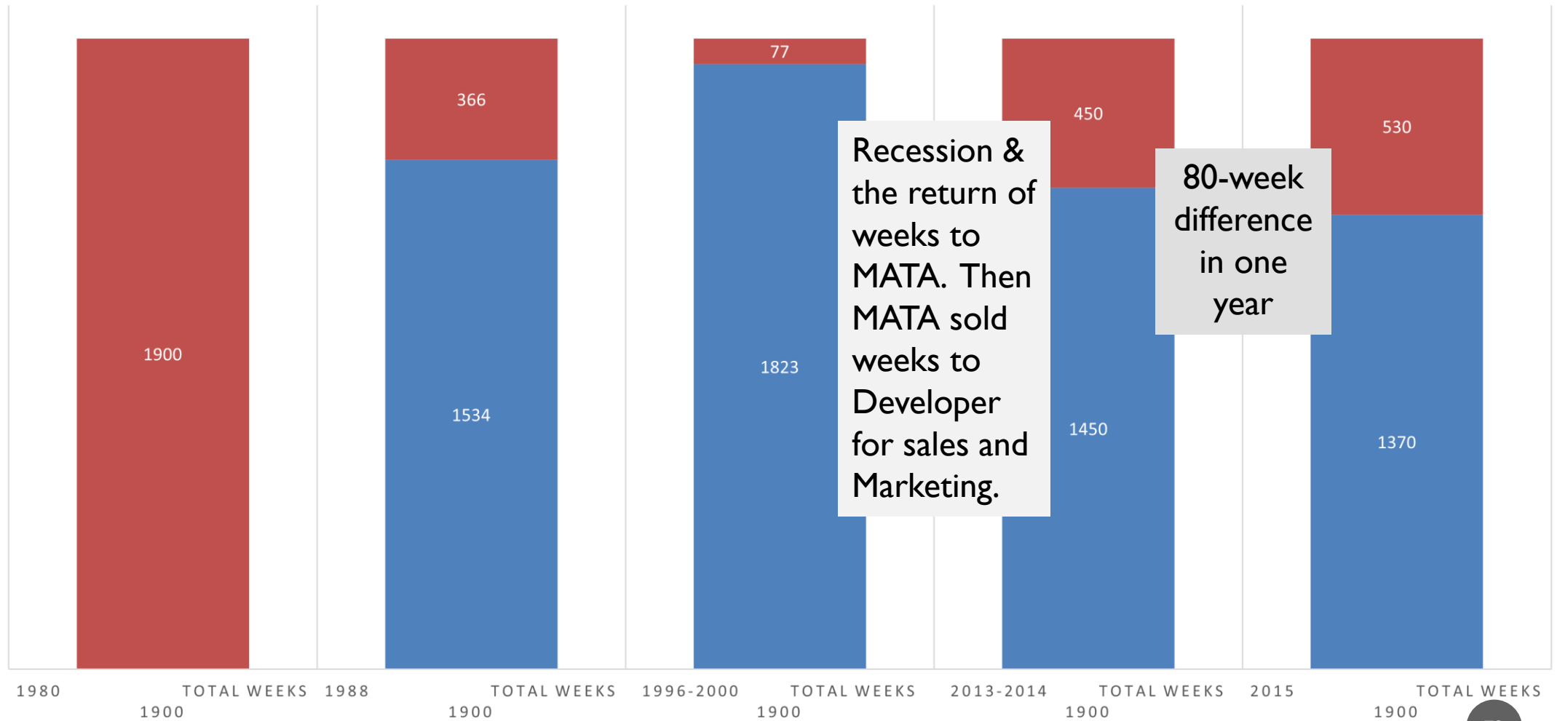
## CHALLENGES FACING LEGACY RESORTS

- Collection of Delinquent Maintenance Fees
- Aging out (UP)
- Millennial Generation sales (DOWN)
- Sunset Clauses: Tenants in Common
- Reserves for Major Infrastructure
  - Roads, roofs, pools, tennis courts, common area sports facilities, exterior upkeep
- No Developer Assistance
- No Flexibility in fixed weeks
- Economy of Scale (Size of resort)
- Location, highly seasonal areas
- HOA are looking to sales to dispose of non-performing weeks
- HOA Inability to Borrow Funds
  - Finding other sources of Revenue other than increasing Maintenance fees

Copy of a slide from our 2015 presentation. I presented these items then and I am presenting you the same items today. Only today, we see a significant increase in these challenges.

## STATE OF MATA - MATA DATA 1980-2015

■ Owners   
 ■ Developer   
 ■ MATA



2014 – DEVELOPER WEEKS WENT ONLINE  
FOR NIGHTLY RENTAL ON VRBO,  
MANAGED BY SUMMIT RESORT RENTALS

2015 – BEGAN THE SEARCH FOR A  
RESERVATION SOFTWARE

2015 - PAYING OWNERS VS  
DELINQUENT OWNERS VS  
MILLENNIAL GENERATION VACATION HABITS

NOVEMBER 2018 RNS INSTALL AND TRAINING

NOVEMBER 29, 2019 THIRD PARTY HOOK UP AND  
FIRST AIRBNB RESERVATION!!!

---

TO-DATE: **\$91,740.76** HAS BEEN RECEIVED FROM  
AIRBNB RESERVATIONS

HOW DOES MATA SURVIVE IF THE  
OWNER BASE CONTINUES TO DISSOLVE?

Developer weeks were increasing with no sales on the horizon. The concept of consolidation to decrease the expenses of MATA was presented during an RCI resort inspection, by the RCI representative. Dave was told this is what the industry was starting to see, **Consolidation of Units in Legacy resorts**. We presented this idea during the 2015 HOA meeting and began the process. This is a very time-consuming process.

CONSOLIDATION TOOK PLACE

4/14/2017 REMOVAL OF W141

09/13/2018 REMOVAL OF W140

01/11/2019 REMOVAL OF W139

05/29/2019 REMOVAL OF W137

10/29/2019 REMOVAL OF W138

12/22/2020 REMOVAL OF C3

FEB 2018 – W142 SOLD TO MATA FOR  
HOUSEKEEPING AND MAINTENANCE

## WHAT DO YOU MEAN CONSOLIDATED?

QQ: Are the owners being offered an equal or better unit to move?  
The owners who don't wish to move to another unit should be offered the option to be bought out or move?  
Owners should be allowed a reasonable buyout?

Ownership in some of the condos was at an all time low. The developer owned a majority of the weeks in those condos with low owner occupancy. The condos with the least owners were targeted to consolidate and remove from the association. The owners in the targeted units, W137-142, were offered equal or better value weeks to those who wanted to move. Those who didn't wish to continue as owners, those weeks were purchased out right by the developer.

QQ: What will happen if there wasn't the same week or unit size available to switch to?

We are working very hard to accommodate each family and their individual needs or entity need. If nothing is available, we wait until something becomes available for that family or entity.

The units are considered consolidated when there is one owner. The sale of the whole unit can then take place.

QUESTIONNAIRE QUESTION:  
WHO GOT THE MONEY FROM THE SALE OF  
THE UNITS?

The remaining owner of the weeks in the condo, the developer, Brampton Holdings, Inc.

It's the same as if selling the weeks individually but this is a collective move to remove 50 weeks from the association at one time, decreasing the monthly carrying costs for MATA.

## CAN I SELL MY WEEK?

Yes, for years owners have sold their own weeks and keep the income of those weeks. Just like some homes are for sale by owner, some owners sell their timeshare by owners.

## IF I DEED BACK MY WEEK, DO I STILL GET OWNER RENTAL RATE?

No.

## EACH UNIT SHOULD BE POLLED TO SEE WHICH OWNERS WANT TO HAVE THE OPTION OF BEING BOUGHT OUT?

MATA does not have a budget for purchasing weeks back from owners. We cannot bill other owners to purchase other weeks, then raise maintenance fees on the remaining owners.

WHAT IF I WANT OUT? WHAT CAN I  
DO?

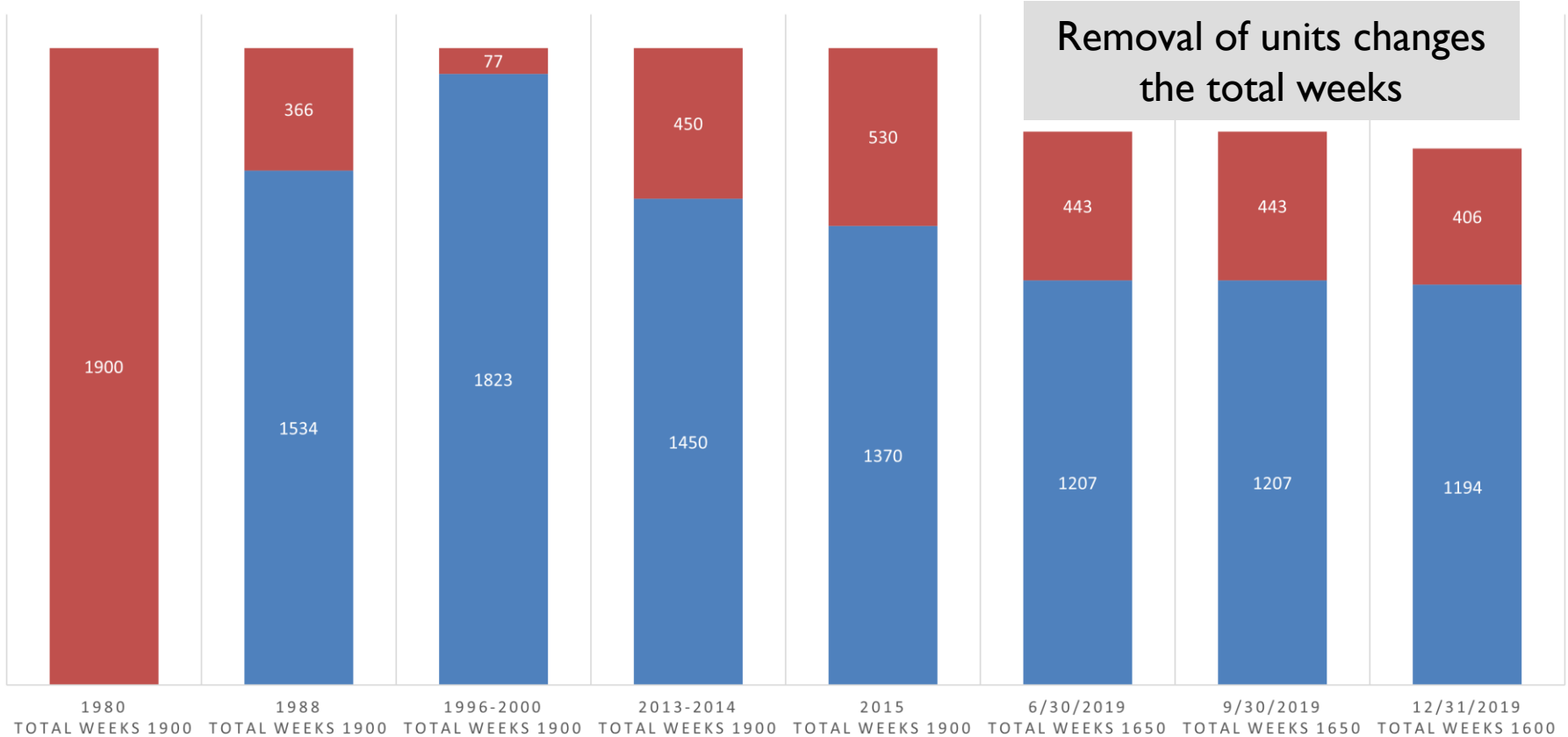
WHAT IS REQUIRED IF SOMEONE DEEDS  
BACK THE UNIT BACK TO THE  
ASSOCIATION?

If you want out, we have been working with our owners on an individual basis with consideration to health and financial implications as to what their options are moving forward. Please note there is a \$250 deed back fee. We prefer you deed back to the association rather than going delinquent.

We handle all of our deed backs in the office, so please contact us and we can provide the necessary documents. (More on title work later)

# STATE OF MATA - MATA DATA 1980-2019

■ Owners ■ Developer ■ MATA



NOW ADD COVID-19 AND THE  
IMPLICATIONS IT HAS HAD ON THE  
TIMESHARE INDUSTRY

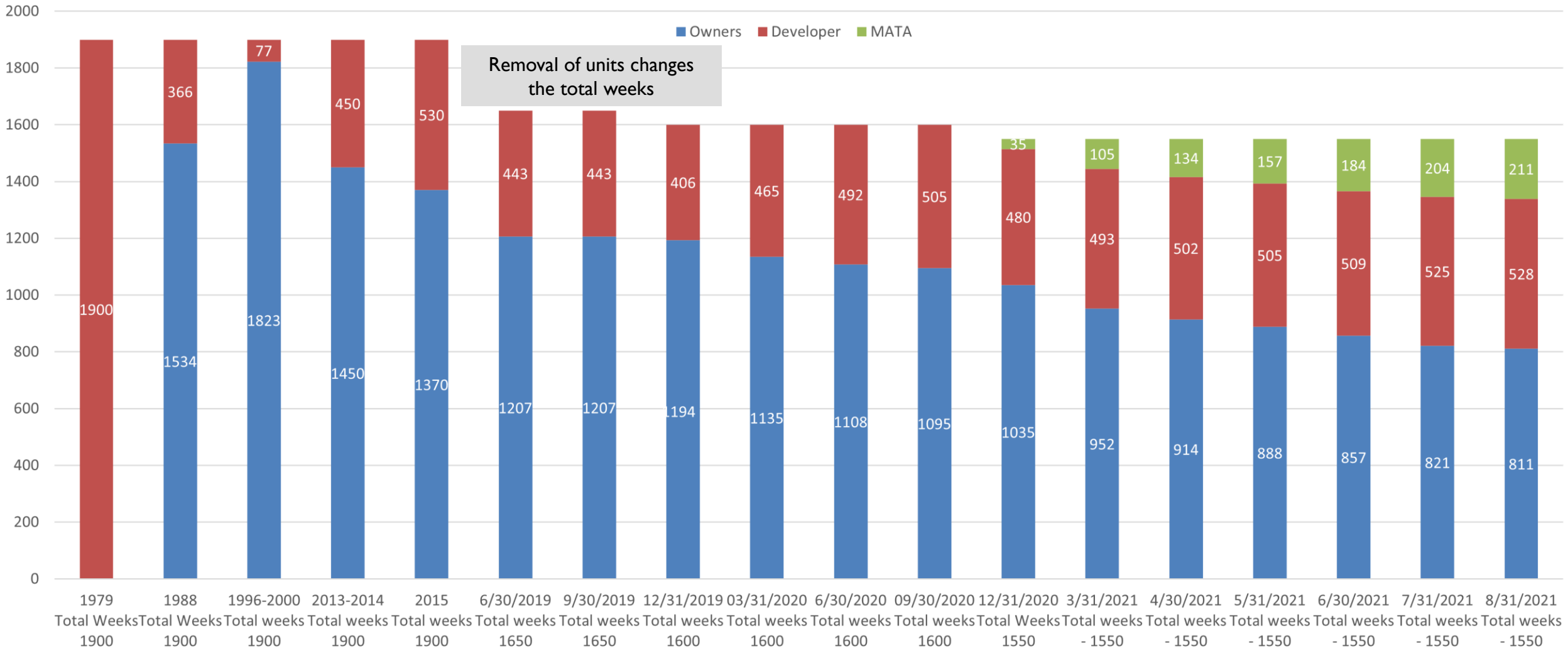
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MATA IS NOT EXEMPT FROM COVID EFFECTS

**The increased weeks to MATA was unprecedented after the Covid-19 closure.**

WHO GOT THE DEEDED BACK WEEKS?

## State of MATA - MATA DATA AUGUST 31, 2021



## WHAT HAPPENS TO THE DEEDED BACK MATA OWNED UNITS, ARE THEY RENTED, SOLD ETC.?

All Developer and Mata weeks are currently being used to satisfy the Covid banked weeks and In-house exchange requests. If we are unable to place an owner in the Mata weeks, we place the unit up for rent. Jessica then goes through the owner rental waitlist. If no owners want the rental, it goes out on the internet for rent.

Mata weeks if not used through IHX or covid banked, are currently being rented out for a 100% income to the association.

## WHAT IS THE ADVANTAGE OF BEING AN OFF-SEASON OWNER ESPECIALLY SINCE THERE IS SUCH A PUSH ON RENTALS?

- You own in an off-season. McCall is beautiful in the off season and the shoulder seasons are beginning to collapse. We are seeing a rise in people coming to McCall.

### **MATA does not choose what an owner does with their week!**

- As owners you have been able to have great flexibility.
  - IHX, Third party exchange, split week, rental
- No one owes you anything other than the week you own.

CAN I TRADE MY WEEK 13 FOR A JULY OR AUGUST WEEK, SINCE SO MANY TIMESHARES HAVE BEEN DEEDED BACK?

The majority of weeks being returned to MATA are shoulder weeks.

**THEY ARE NOT  
SUMMER WEEKS  
CHRISTMAS WEEKS  
or even WINTER CARNIVAL WEEKS!**

WHY CAN'T OWNERS HAVE THE  
OPPORTUNITY TO PURCHASE THE  
TIMESHARES THAT ARE BEING DEEDED  
BACK?

WHAT HAPPENS WHEN A TIMESHARE IS  
DEEDED BACK, IS IT RESOLD? COULD IT BE  
RESOLD FOR THE MAINTENANCE FEES?

After the consolidation is completed then the MATA weeks will be available to purchase. First, priority is going to those who are being moved. Owners will be notified when the consolidation is complete, what weeks are available and the purchase price.

ANY UNIT THAT HAS WEEKS DEEDED BACK  
WOULD BE PAID THE SAME SHARE AS  
OWNERS?

A week that is deeded back or deeded from Owner to Owner does not change in ownership percentage. It is still 1/50 of the whole condo. However, the season in which it resides will change the value of the week.

## DO WE NEED TO CONTINUE TO CONSOLIDATE?

QQ: ARE WE REDUCING THE NUMBER OF TIMESHARE CONDOS TO 12? NO.

QQ: ARE THE RENOVATED UNITS BEING PRIORITIZED TO BE KEPT OR SOLD? YES, KEPT.

QQ: WHAT IS BEING DONE TO SELL ADDITIONAL UNITS? CONSOLIDATION... WE CALL IT THE SHUFFLE 😊

DO WE NEED TO CONTINUE TO  
CONSOLIDATE?

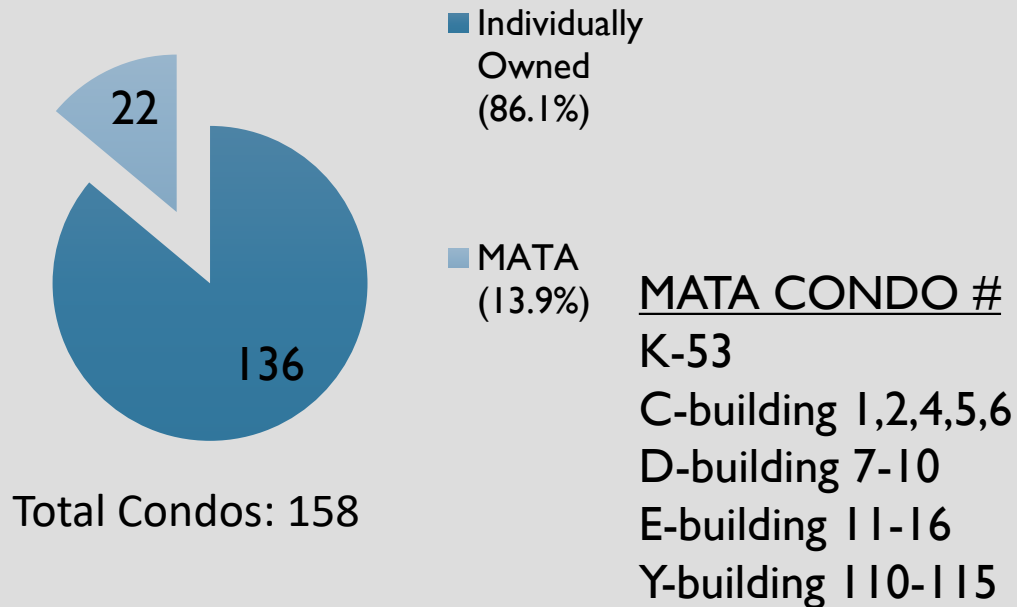
WHERE ARE WE IN THE  
CONSOLIDATION PROCESS?

QQ: WHICH UNITS ARE TARGETED TO STAY TIMESHARES  
AND WHICH ONES ARE BEING ASKED TO MOVE?

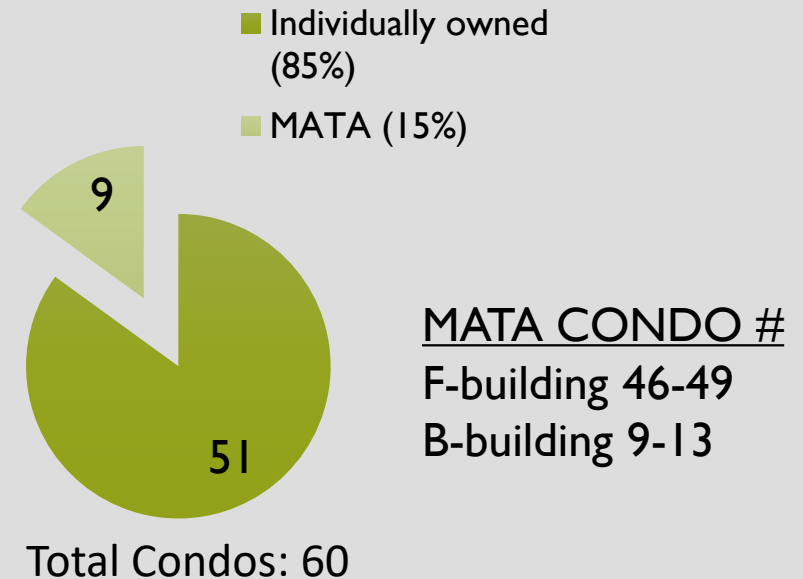
QQ: WHAT IS THE PROCESS IN SELECTION OF WHICH  
UNITS ARE BEING CONSOLIDATED?

# BREAKOUT OF THE ASPEN VILLAGE (AVCOA) & THE ASPENS

## The Aspen Village - AVCOA

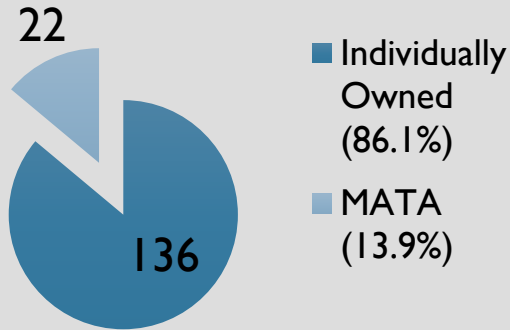


## The Aspens



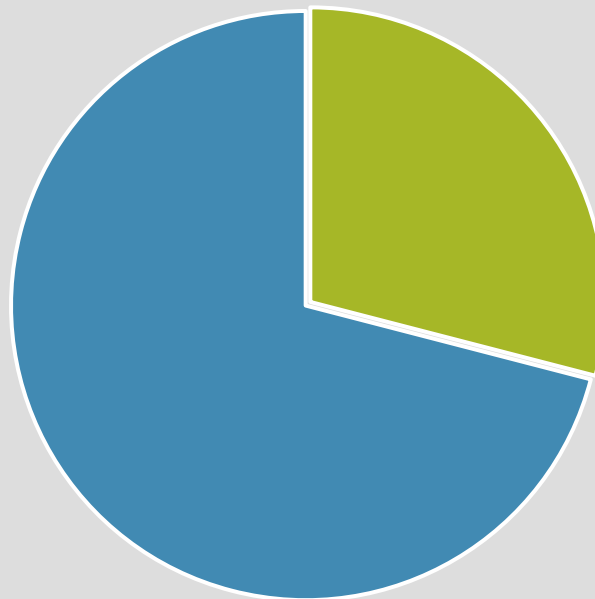
# BREAKOUT OF THE ASPEN VILLAGE (AVCOA) & THE ASPENS

## The Aspen Village



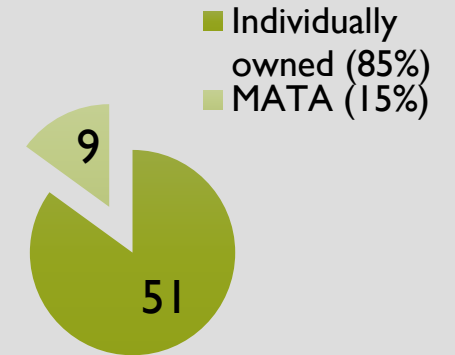
MATA CONDO #  
 K-53  
 C-building 1,2,4,5,6  
 D-building 7-10  
 E-building 11-16  
 Y-building 110-115

# MATA



■ The Aspens ■ AVCOA

## The Aspens

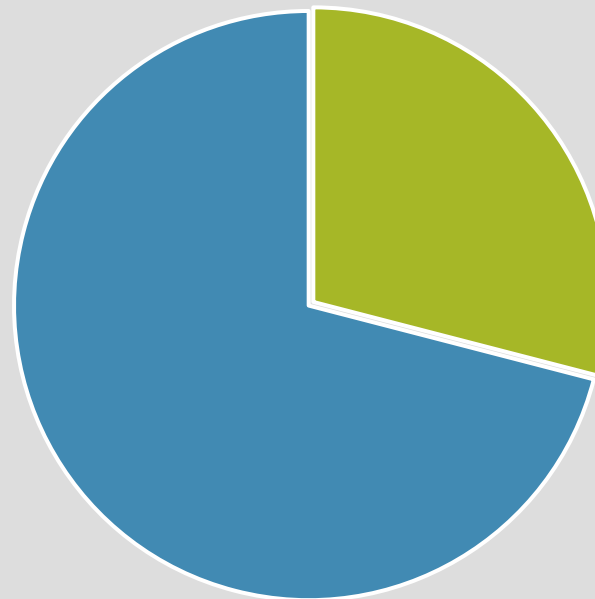


MATA CONDO #  
 F-building 46-49  
 B-building 9-13

# TARGETED CONDOS FOR REMOVAL

## MATA

**THE ASPEN VILLAGE**  
C-Building 1,4,5  
Y-Building 110, 112, 113, 115



**THE ASPENS**  
F-Building 48

■ The Aspens ■ AVCOA

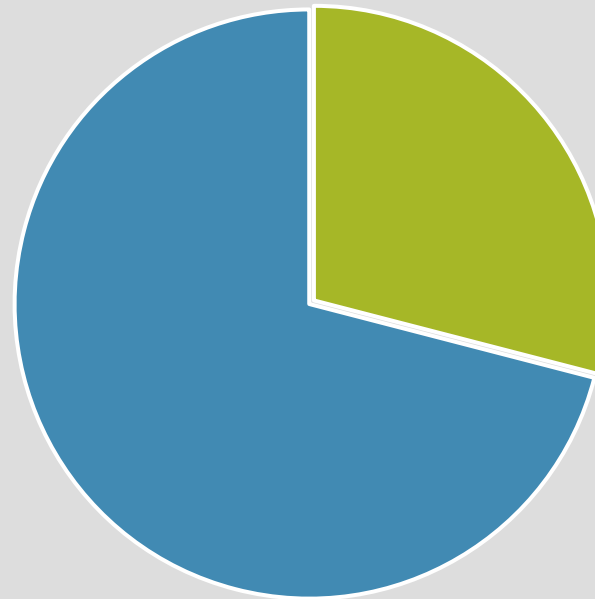
# REMAINING CONDOS AFTER CONSOLIDATION

## MATA

23 remaining units

### THE ASPEN VILLAGE

K-53  
C-building 2,6  
D-building 7-10  
E-building 11-16  
Y-building 111 & 114



### THE ASPENS

F-building 46, 47, 49  
B-building 9-13

■ The Aspens ■ AVCOA

## WHAT ARE THE CHANCES THIS REORGANIZATION WILL WORK?

We have been successful thus far, but now is the hard part. The intricates of trading unit/weeks are increasing and we need now more than ever our owners to be willing to trade units.

THERE SEEMS TO BE NO MARKET FOR TIMESHARES CURRENTLY,  
DO YOU SEE THAT CHANGING IN THE FUTURE?

Yes, locally. The rise in Real Estate costs is proving to drive individuals to look for an alternative way to enjoy McCall without owning their own home

WHAT HAVE WE DONE TO GET NEW OWNERS?

At the moment we are focusing on the consolidation and giving priority to those owners who are moving from unit to unit. As soon as the consolidation is finished, we can begin again to sell the timeshare weeks.

## WHAT OWNERSHIP PERCENTAGE ARE WE TRYING TO REACH IN THE CONSOLIDATED UNITS?

- 70 – 80%

Will this move have an impact on my ability to trade my unit with RCI

No. We are in good standing with RCI and you can trade as long as your account is in good standing with MATA.

or In-House Exchange (IHX)? And Split weeks?

By having 70-80% owner occupancy and keeping the option to In-House Exchange in place, you should still see flexibility for exchanging and splitting your week.

How will consolidation affect our ability to rent units in August? We purchased a week in 17 so we could rent at owners discounted rate.

## QQ: WILL THE OWNERS HAVE THE 1<sup>ST</sup> OPPORTUNITY TO BUY THE CONSOLIDATED UNITS?

No. Owners who wish to be notified when a unit gets listed through the local MLS, will be notified as soon as the listing is available. We are keeping a list of owners who wish to be notified.

Current idea being considered for consolidated units is employee subsidized housing.

When do you expect to know which condos will be sold on the market?

This is a moving target because of complexity of title work that has to be done and the time it takes to get paperwork back from owners.

## QQ: WHY DOES CONSOLIDATION TAKE SO LONG...JUST MOVE PEOPLE?

We can't just move people who own a deeded property. I can't make you move out of your house and put you into your neighbor's house. We must have consent from each owner to move them to a different deeded property.

Let's talk Title....

1048

or

Unit #: Aspen 48 Week #: 01

Trust has interest, but the trust is no longer active.

Now we need to move them to a different unit, same week.

Grantee: M<sup>c</sup>Call Area Timeshare Assoc. Instrument #: \_\_\_\_\_  
Date Recorded: 2021  
Notes: \_\_\_\_\_

Grantor: Grandson & wife, JTWES

Grantee: Grandson & his wife, JTWES Instrument #: \_\_\_\_\_  
Date Recorded: 2010  
Notes: \_\_\_\_\_

Grantor: Son

Grantee: Son & Daughter Instrument #: \_\_\_\_\_  
Date Recorded: 2000  
Notes: \_\_\_\_\_

Grantor: Owner #1

Grantee: Owner #1 Instrument #: 6 digits  
Date Recorded: 12-12-1983  
Notes: \_\_\_\_\_

Grantor: Coman Management dba Exec. Affiliates

*passes away w/ 2 kids & spouse remaining*

Problem: Daughter – Husband and Remaining kids!!! Still have interest.

Usually go to the VAULT in Valley County Recorders to find the Instrument # & Date

Owner #1 forgot they put it into a trust!

Grandma and Grandpa Trust, dated Millions of years ago...

# CHAIN OF TITLE PROBLEMS & CHALLENGES

- Problems:
  - Divorce
  - Death
  - Estranged
  - Separated
  - Missing person
  - Defuncted Business – No Longer an entity
  - Inactive Trust
  - Prior owners didn't remember deeding it to someone/some entity already
  - Too many people on title (20+) 😊 You must really love each other and hate your heirs!!!

EVERY OWNER'S INTEREST MUST BE  
ACCOUNTED FOR IN A CHAIN OF TITLE!

MAYBE YOU OWN WITH MY GRANDMA'S  
UNCLE!

# CHAIN OF TITLE SOLUTIONS

- Solutions:
  - Quiet Title
  - Estate Planning
  - Probate – Personal Rep., Letter of Testamentary, etc....
  - Affidavits
  - Bankruptcy
  - Foreclosure

WHAT WILL MY MAINTENANCE FEE BE  
WHEN THE CONSOLIDATION IS DONE?

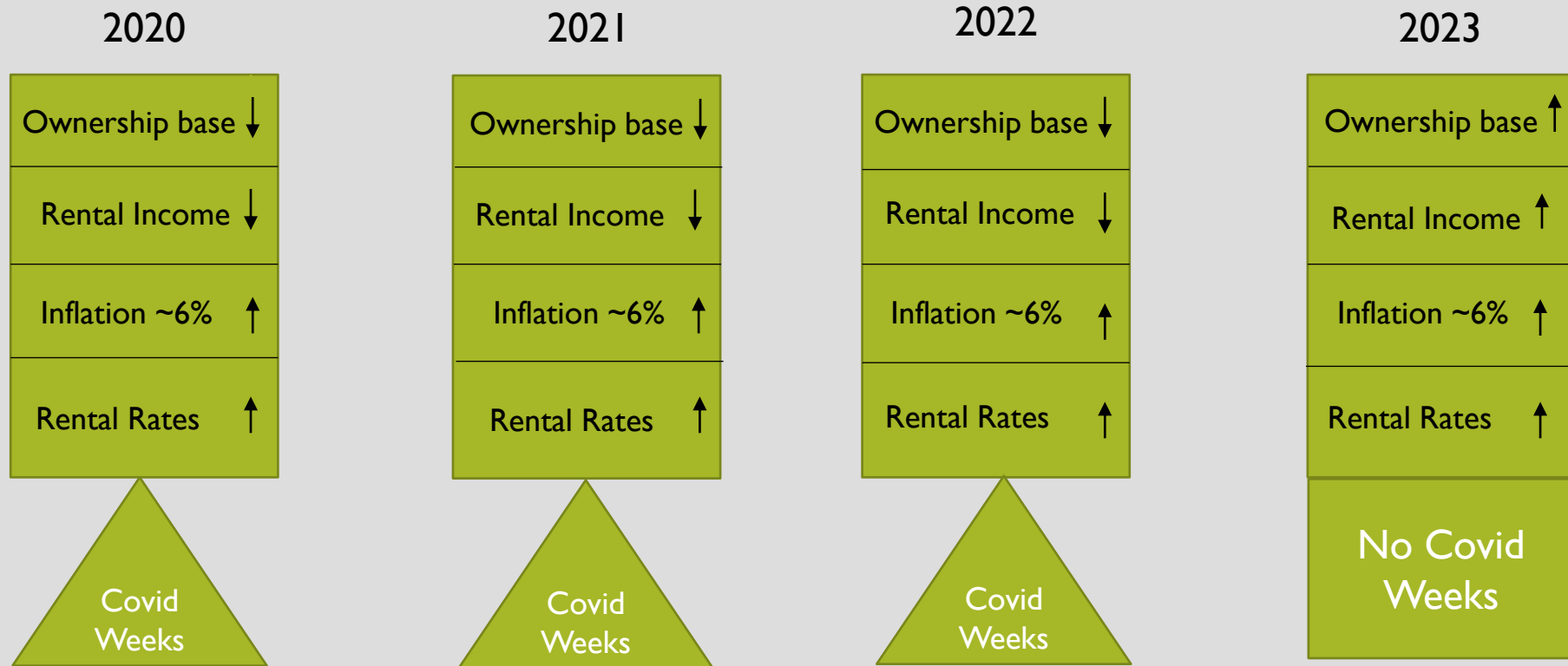
## INFLATION EFFECTS NATIONALLY AND LOCALLY

Inflation CPI National Average	Inflation CPI McCall Average	Item			Years calculated	Increased
2.97%	6.79%	Rent	2018 @ \$700 a month	2021 @ \$1600 a month	3	129%
2.97%	4.63%	Propane	2019 @ \$1.25 per gallon	2021 @ \$1.95 per gallon	2	56%
2.97%	5.42%	Property Tax (Same property)	2001 @ \$988.74	2020 @ \$1804.16	19	82%
2.79%	4.21%	Labor	2015 @ \$12per hr. (starting wage-Housekeeper)	2020 @ \$17per hr. (starting wage-Housekeeper)	6	42%
2.79%	8.42%	Labor	1988 @ \$6 per hr. (starting wage-Housekeeper)	2020 @ \$17per hr. (starting wage-Housekeeper)	33	183%
2.79%	11.43	Firewood	1988 @ \$65 cord	2021 @ \$250 cord	33	285%

# INFLATION

Average National Rate over 41 years is 2.97% per year between 1980 and today  
– Today's prices are 3.32 times higher than average prices in 1980 – The current National Average year after year (2020-2021) is now 5.25%

# MAINTENANCE FEE VARIABLES WHEN PROJECTING BUDGETS



## MAINTAINING STATUS QUO

In order to stay status quo with MATA's current financial status and keep up with Inflation, we will have to raise the maintenance fees 6% annually. Homeowners can expect to see at least a 6% increase in the Annual Maintenance fee (AMF) each year moving forward.

QQ: I understand the increased costs for Aspens. It would be helpful if there was a way to add a perk for owners, for instance being able to add a night during sometime in the year. I think with the increase rates, it has to feel like value added for the owner to gain. What is the owner getting for the increase, besides staying status quo?

Staying Solvent and pressing forward with Renovations Fall of 2022.

# MAINTENANCE FEES QUESTIONNAIRE QUESTIONS

Why did fees go up in 2020 instead of down? No Cleaning Expenses.

The rental income loss exceeded the savings in cleaning expenses. In addition to the expenses to remodel and prepare to open a safe environment for our staff and owners.

Was the proposed \$200-\$300 increase in Maintenance fees only if ownership weeks weren't consolidated?

No, the increase was proposed in the May 1, 2021 Mata Data letter Questionnaire, taking into consideration the volume of units being deeded back from Sept. 2020 – May 1, 2021. We needed to know the consistency and commitment of the owner base for projecting future budgets.

If the number of units is reduced, won't it also reduce the cost of Maintenance, tax, etc?

Yes, that's the goal. However, with rising inflation and the need to renovate and the loss of rental income, the budget has to meet in the middle while creating a reserve account for future expenses.

## MAINTENANCE FEES

2022 has an increased Annual Maintenance Fee of \$175 per week;  
Due: Feb 15, 2022

There is also projected to be a 2022 supplemental assessment of \$200.

What are the projections for maintenance fees once the consolidation is finish?  
Are the additional increases in maintenance fees a permanent recommendation or just to pull us out of a tough situation?

Maintenance Fees:	MATA 2021	MATA 2022	PROJECTED 2023
MATA Average	\$752.00	\$913.75	\$1088.75
1 Bedroom	\$699	\$874	\$1049
2 Bedroom	\$718	\$893	\$1068
3 Bedroom	\$763	\$938	\$1113
3 Bedroom Exec.	\$775	\$950	\$1125

\$175 Increase

\$175 Increase

~6% Inflation increase

- Difference between and assessment and an Annual Maintenance Fee (AMF)

# MAINTENANCE FEES QUESTIONNAIRE QUESTIONS

Will maintenance fees exceed Airbnb's or vacation home rentals in the area?

No.

Week 35 – Aug 30 – September 6<sup>th</sup>, 2021

Aspen Timeshares - 2 bedroom per night with taxes & fees = \$305.93

Multiplied by 7 nights

**Subtotal for week in McCall on AIRBNB = \$ 2,141.51**

# MAINTENANCE FEES QUESTIONNAIRE QUESTIONS

What if I just don't pay my maintenance fee? What are you going to do then?  
You can't make me pay it.

If you don't want to pay your maintenance fee, please don't make us foreclose on you. This is very costly and effects all owners. Help everyone and deed back your week to the association.

Why do the owners have to pay the loss revenue? "Your financial issues should not come out of my piggy bank"

By the very definition of being an "Owner" the loss revenue is your financial issue. The timeshare is a deeded property, and the loss revenue is associated with the cost of owning a deeded timeshare.

# MAINTENANCE FEES QUESTIONNAIRE QUESTIONS

Is there any other way to raise money than raising the assessments?

Yes, in 2019, we implemented Resort fees & AIRBNB.

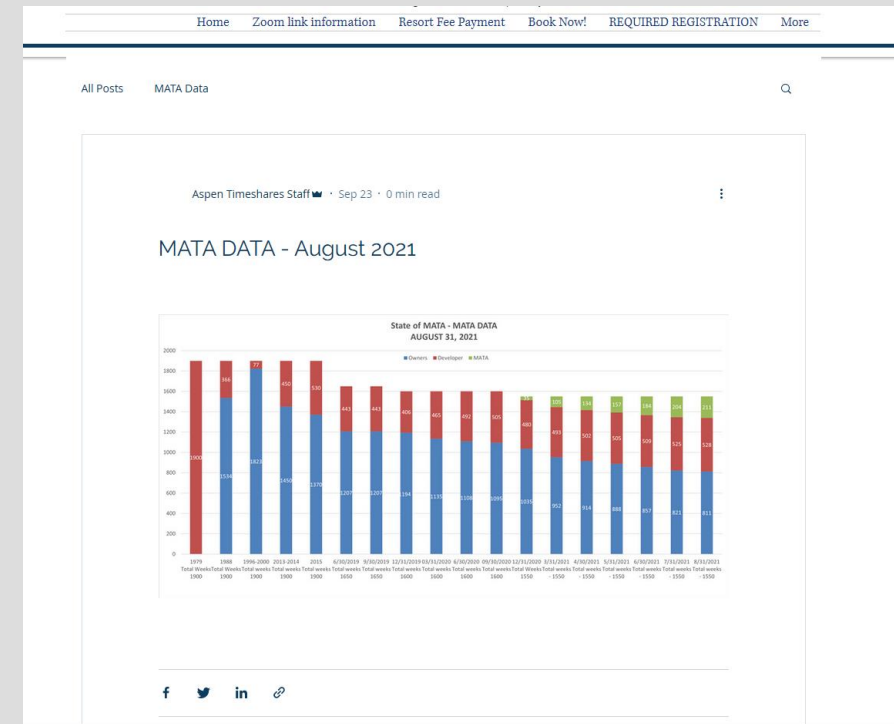
<b>Reservation Change/Cancel Fee</b>	3,900.00
<b>Resort Fee on Rentals</b>	37,000.00
<b>SPLIT WEEK INCOME</b>	2,000.00

# INNOVATE - TECHNOLOGY

- Software installed, Resort Network Systems (RNS) and connected to Airbnb – November 2019
  - Airbnb
    - One of the first Timeshare Resorts to have this ability in the U.S.
    - COVID – Certified through Airbnb
  - Website – Hub of information
    - Reservations
    - [Housekeeping - Requests](#)
    - [Maintenance - Requests](#)
    - [Registration - REQUIRED](#)

# INNOVATION NEW TO 2021

- Resort Fee online payment
- MATA DATA UPDATES –  
Updated Monthly with current Data
- Owner portal



ASPEN  
TIMESHARES  
& RENTALS



M<sup>c</sup>CALL, IDAHO

*REGISTRATION IS REQUIRED* BEFORE YOU CAN GAIN  
ACCESS TO YOUR WELCOME PACKET...WHICH HOLDS THE  
KEY TO YOUR UNIT! [CLICK HERE to REGISTER!](#)

Share

[Owner Portal](#)

[Click here for Zoom Information for Annual meeting](#)

**Annual Homeowners Meeting will be held 10/2/2021  
10am - 1pm**

Please note the change of date from prior years

[Home](#) [Zoom link information](#) [Resort Fee Payment](#) [Book Now!](#) [REQUIRED REGISTRATION](#) [More](#)

A MOUNTAIN RESORT EXPERIENCE

ACHIEVING RELAXATION

[Book Now!](#)





https://rentals.aspentimeshares.org/rns/ownerservices/login



ASPEN  
TIMESHARES



[Home](#)

[Make a Reservation Now!](#)

[Owners](#)

[While in McCall](#)

[About us](#)

[Becoming an Owner](#)

## Owner Login

Email Address

Account Pin

LOGIN

Forgot your pin? Type a valid email address above then click on the link below. Your pin will be emailed to you shortly.

[EMAIL PIN](#)



## Owner Login

Email Address  
vacationinmccall@gmail.com

Account Pin

LOGIN

Forgot your pin? Type a valid email address above then click on the link below. Your pin will be emailed to you shortly.

EMAIL PIN


Your Annual Maintenance Fee Invoice will have your PIN.



[Home](#) > [Owner Login](#) > [Owner Dashboard](#)

 [Log Off](#)

## Owner Dashboard

**Make a Payment** 

View your current owner charges and make a payment.

[VIEW](#)



[Home](#) > [Owner Login](#) > [Owner Dashboard](#) > [Owner Charges](#)

 [Log Off](#)

## Current Charges

Charge	Unit-Week-Year	Amount Due
No outstanding charges		

## FORECLOSURE ACCOUNT

Log Off

### Current Charges

Charge	Unit-Week-Year	Amount Due
Annual Maint Fee		\$549.00
Late Fee (Maint)		\$35.00
Late Fee (Maint)		\$35.00
Late Fee (Maint)		\$35.00
Late Fee (Maint)		\$35.00
Annual Maint Fee		\$599.00
Annual Maint Fee		\$699.00
Supplemental 2021		\$175.00
Online Payment-AMF		\$30.00
<b>Total Due</b>		<b>\$2,192.00</b>

[\\*MAKE PAYMENT](#)

\*A payment can be made for any amount equal to or less than the total amount due.

Owners can still send checks to pay their invoice.

Online AMF – Payment  
\$30 flat fee

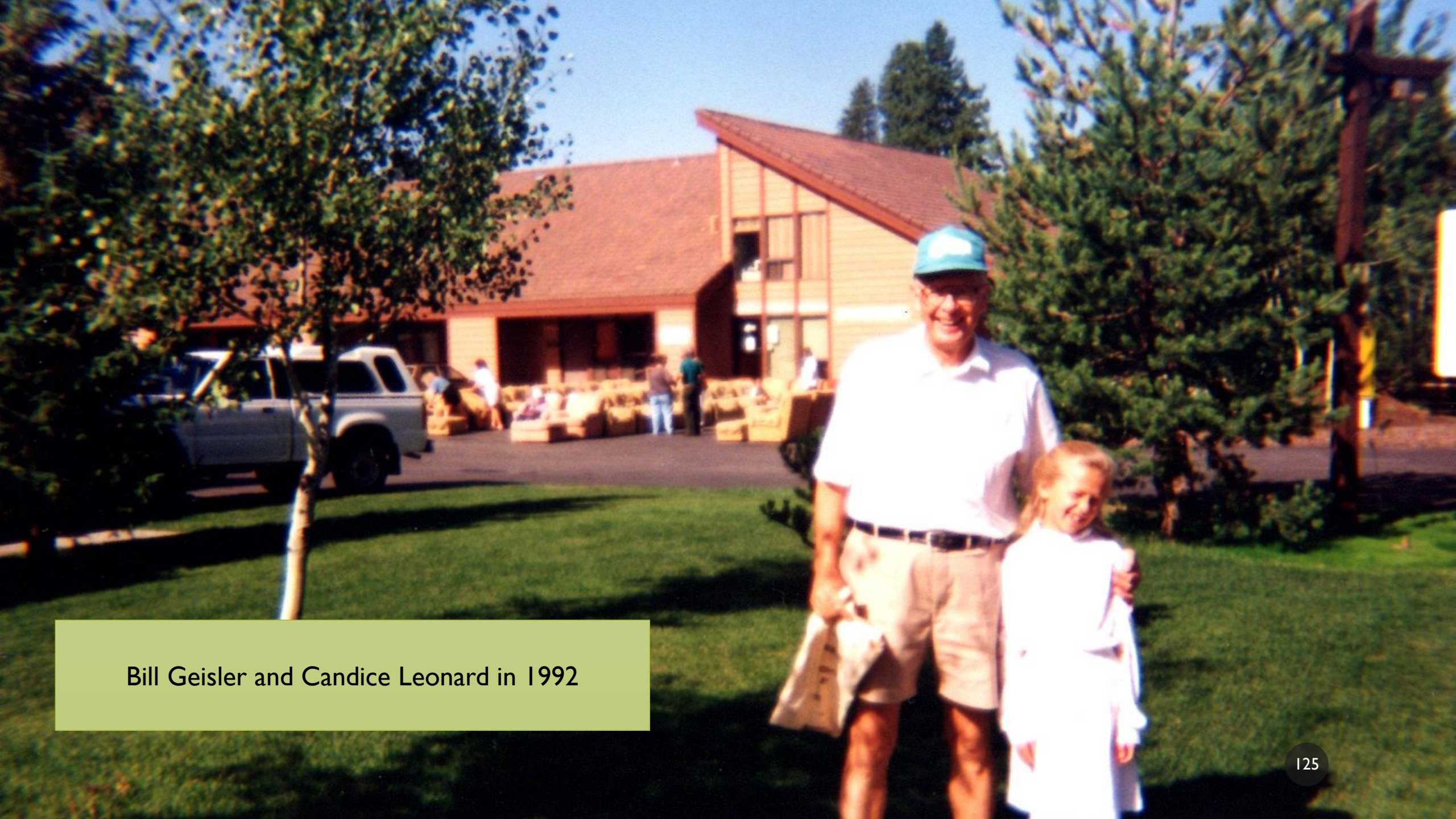
If you would like to use this feature, we must have your email. To add your email to your account. Email: [office@aspentimeshares.org](mailto:office@aspentimeshares.org)



WHAT IS THE SHORT-TERM GOALS AND  
LONG-TERM GOALS OF THE ASPEN  
TIMESHARES?

Former Owner's Obituary:

“Procuring a timeshare in McCall, Idaho afforded the additional fun filled time with family, especially local grandchildren. Some activities included pool, lake swimming, boating, hikes and Grandma Jean’s crazy, unique card games where she was competitive with the grandchildren and was occasionally the winner. It was special for all who played. Memories are voluminous from these yearly exploits.”



Bill Geisler and Candice Leonard in 1992

This worldwide COVID-19 Pandemic has changed our world. We need to accept it and realize what it means to us. Rather than relying upon a sales-based solution for income, we have been remodeling to become more of a rental based solution. Our timeshare owners will still be able to enjoy a 50% rental discount from Owner to Owner rentals, as well as banking and splitting their fixed weeks. However, non-sold inventory will be available to the general public, at higher rates, via our website and third-party platforms. Thus, protecting the benefits our owners have enjoyed and at the same time maximizing resort opportunities.

## SUNSET CLAUSE

5.7 It is understood that in the year 2030 A.D., the owners of time period condominiums shall become tenants in common. The board of trustees shall, not less than sixty (60) nor more than one hundred twenty (120) days prior to the actual date of such conversion to tenancies in common, call a meeting of all time period owners. The presence in person or by proxy of time period owners holding a majority of the total voting power of all time period units shall constitute a quorum. At such meeting, the time period owners may decide by a majority vote, which shall bind all time period owners, to continue their occupancy rights, in which case the provisions of this declaration governing the same shall be extended for an additional ten- (10) year period. Successive extensions of occupancy rights for periods of ten (10) years each may be approved pursuant to the foregoing procedures. If at any time less than a majority of the time period owners present in person or by proxy at a meeting at which a quorum, as defined above is present, shall approve continuation of occupancy rights, the board of trustees shall file suit in a court of competent jurisdiction for partition of all time period condominiums in the project.