



June 2016 Board President Report

Lodge Suite News

The TIOA Board would like to own the machine shed and storage garage it currently uses to store and service its boats and equipment. The Board also wishes to own the waste water treatment plant and the conveyance pipe connecting it to Christiana Villas. In addition, the TIOA may need expanded acreage should the need arise for a septic system as an alternative to the Waste Water Treatment Plant.

Clif Louis purchased Telemark Lodge and the surrounding acreage at the sheriff's sale in 2013. Mr. Louis would like clear title to TIOA Lodge Suites in order to develop or dismantle the building without impediment.

The Board has authorized me to talk with Mr. Louis about purchasing land adjacent to the Villas and the Birkie Foundation's newly purchased land. This land, roughly 5-7 acres, would include the maintenance buildings, existing waste water facility and perk-tested land for a possible septic system to serve the Villa property.

The Board has suggested that the TIOA could complete vacation of the lodge suites and exchange the TIOA Lodge Suit holdings for the Louis' land and buildings it has identified.

At its April Board meeting, General Manager Cole Rabska reported that there are 16 owners who are paid in full and still in the suites; 8 of those owners have their paper work in process to transfer into other TIOA units. The other 8 may be motivated to remain Suite Owners in the vain hope that the Lodge somehow gets resurrected or by the fact that their Suite dues are less than the dues for Pointe units or A/C Villa combinations they currently use in lieu of Lodge Suites.

Of the 364 possible lodge weeks available, (7 suites X 52 weeks) the TIOA owns 271. Of the 93 not owned by the TIOA, 16 are the afore mentioned current owners and the remaining 77 are owned delinquent. Once we put together the Deeds to all the TIOA owned units and the numbers in the documented interests of the delinquent, land contract and bankrupt owners of record, the TIOA can work to acquire 80% of the lodge Suites (293 units) through Non-Judicial Foreclosure and transfers. At that point it can vote its holdings for Termination by Agreement of the Lodge Development, dissolve the Lodge Suite Association, transfer any remaining current owners into like units (1600 or Pointe Units) and negotiate a swap.

Clif Louis and I will be meeting in the TIOA Welcome Center July 11th.

Update on DOR

tax issue:

As a result of the recent owner assessment, the TIOA and the Wisconsin Department of Revenue are square. The TIOA is working with the Wausau law firm of Ruder Ware to challenge the tax assessment in hopes of getting our money back. One TIOA Owner has filed a claim against the TIOA to be repaid his assessment, which the TIOA has

(continued on page 2)

**BANKING
deadline is
JULY 1ST**

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June 2016 Board President Report *(continued from page 1)*

forwarded to Travelers Insurance under the TIOA's Errors and Omissions Policy. Travelers has denied liability for the claim.

Progress to resolve ongoing Pointe lawsuit:

After 3 years of legal wrangling, both the TIOA (defendant) and Dick Short (plaintiff) have come to understand that they can't each get what they want. In its April meeting the Board voted unanimously to charge me to continue negotiating with Mr. Short to resolve the Telemark Pointe property dispute simply by dividing the property along a line that would give the TIOA approximately 7 acres: half of the Pointe Property including its current developed units 2 and 4, site development rights to units 1 and 3, the old Telemark Pointe Lodge, boat house, and docks and remaining undeveloped land to the west of a line east of the 400 building to County Road M. Mr. Short has also agreed to give the TIOA his real estate, development, and mortgage rights to Christiana Villas.

Short would build a road in from County Highway M to the east half of the property which is currently undeveloped but platted for 6 duplex units. It includes what some refer to as the beach.

We will be presenting a formal Agreement to the Board for approval before presentation to Pointe owners for final approval.

Once agreement is reached, both the TIOA and Mr. Short would be able to independently manage their property under DNR and Bayfield County Regulations.

More Positive Notes:

The Welcome Center opened in time for Birkie. By developing the Center in the west end of the 1600 building, Unit 1603 was once more made available for owner/guest use. The Welcome Center houses both Owner Services and the General Manager and has a conference room for Board meetings. Check the web site for meeting dates

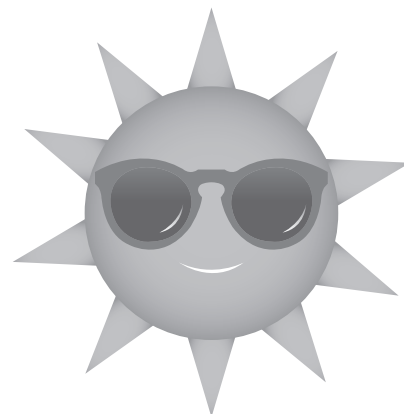
I'm happy to finish my portion of the newsletter in time to enjoy my time at the Pointe with a clear conscience. By the time you read this, my wife Dee and I will have used our Pointe Unit and an A/B Villa Assessment Week combo to host our 3 sons and their families for lake fishing and pontoon rides, kayaking the Namekagon, a wiffle ball tourney and family board and card games. My sister Julie, also a Pointe Owner, will spend at least 2 of the days on the river with us and her daughter and friend.

Don't forget, we Telemark owners have a fabulous property, fish, golf, kayak, canoe, ski, bike, snowshoe or just relax with a book, there is something for all of us, old or young.

If you pick up a copy of *Timesharing Today* in Cari's office, you will see that Telemark Vacation Condos are a real bargain and something to enjoy in every way,

Buy a t-shirt in the Welcome Center and tell the world!

Happy Summer Holidays,
Mike Kocon



General Manager Corner

Hello everyone. The condominiums had a really nice winter and we are looking forward to a very busy summer. Our weeks are booking up fast so please call Cari and book your vacation as soon as possible.

A reminder to anyone who is banking their week(s) but has not done so: **The banking deadline is JULY 1st, 2016.**

Recent updates and changes:

I just wanted to provide you with some of the highlights/changes that have been taking place at Telemark Condominiums.

- We have updated the televisions in the 2 bedroom units along with the "A" units. They now have a flat screen television in each unit.
- The stair structure leading up to 204 A/B was beginning to separate and became unsafe for use. That structure has been rebuilt for the safety of all of our guests.
- The culvert in the driveway to Telemark Pointe has been replaced with a new culvert.
- New signs (incorporating our new logo) have been installed at the following locations: Telemark Pointe Driveway, Intersection of County M and Telemark Road, an 8'x12' billboard 3 miles south of Cable on Hwy 63. We have had a lot of positive comments and make sure to look for them on your way to the condominiums.
- The registration office has been moved! With a lot of long hours and hard work, the far left side (lower) of the 1600 building has been renovated into an office. This has returned the 1603 unit to the rental pool. I would like to thank Mike Kocon and John Wesolek for driving up multiple weekends to help: hang drywall on the ceiling/walls, mud/tape the drywall, and paint the new office. I would also like to thank: Tom Hoff, Don Pankowski, John Wiik (husband of Susan Wiik), and Dee Kocon (wife of Mike Kocon) for their help with hanging drywall and painting the walls of the office. Without their help we would not have been able to move the office prior to the Birkie.

Boat Rentals:

With the summer season in full swing I would like to remind everyone of the 50% owner discount boat rentals. We have 2 canoes, 2 – 14' fishing boats w/ 6hp motors and 2 pontoons that are available for rent. These are available as

full day rental and due to the popularity we limit the rentals to 2 consecutive days. The rentals are based on a first come first serve basis so make sure that you call well in advance of your vacation and reserve a boat with Cari.

Upcoming events in 2016/2017:

In case you have not heard about or saw the progress, the American Birkebeiner Association has purchased land next to the airport. They have begun construction on a permanent start location including storage and a small warming building that will be open all year. This new permanent start location will make the Christiana Villas a high demand lodging location. With a 5 minute walk from any of our Villa condos to the start lines, teams are already booking for the events in 2016 and 2017.

The Birkie Association has reported that there are a lot of interested parties looking to utilize the venue and the following events are planning/confirming the use of the new Birkie start line:

- Chequamegon Fat Tire Festival
- CXC Junior National Qualifying Race
- WI Highschool State Championship for cross country skiing
- Fat Bike Birkie
- CXC summer and winter camps
- American Birkebeiner

Final Thoughts:

It has been slightly over 1 year since I joined the team at Telemark. It is a pleasure to meet and visit with our condo owners when you come for your vacation. While you are here please stop by the office and let us know what we are doing correctly or what could be changed. We appreciate your feedback so that we can continue to strive toward making everyone's vacation relaxing and enjoyable.

Moving forward, we are excited to see the events returning to our location, owners who are using their benefits for weekend and week packages, and the positive feedback that we are getting from our owners and guests. We will continue to: improve/upgrade the facilities, increase our marketing efforts, and strive to make everyone's stay at Telemark a great experience.

The fish are biting, the golf courses are green, and the weather has been great for hiking/biking. It's going to be a great summer!

Owner Services: PLAN AHEAD

Trade Companies need about 120 days prior to the end of the year to advertise your unit so someone else can use it in your place.

So, be sure to make your request to me by EARLY July.

For those Owners that like to Trade or Bank their week, I always need your request in writing; email is the best so I can immediately reply with results and to confirm receipt. Since we work with many trade companies, RCI, DAE, Platinum Interchange to name a few I need your specific trade company instructions. What Trade company you want me to bank your week into?

*If it is RCI then please provide me with your Active Membership/ Account number. (Many owners have more than one account with RCI and some memberships originated from another resort)

How do you want me to Bank your week – if you own more than one unit, do you want me to bank as a two bedroom, three bedroom or multiple one bedrooms.

With RCI, I bank within your Color/Season, with DAE and Platinum Interchange they are “Color Blind” so it won’t make any difference when your week is banked, you just need to have a week in their bank before you use one of theirs.

All Trade Companies bring to you their unique qualities, so check out companies to see what works best for you. You may choose to use more than one company and that is fine, just remember you can not give to one company and then if you change your mind move your week to another. So check out your options.

With RCI they offer thousands of resorts world-wide, and give you the opportunity to “bundle” your credits/points and extend the life or due date of you week. RCI requires a paid membership.

A couple of companies that do not require a paid membership are listed below.

- Platinum Interchange, 800-854-2324 or www.platinuminterchange.com

- Dial An Exchange, 800-468-1799 or www.daelive.com

*As always, if you have any questions please do not hesitate to contact me.

Thank you and enjoy your day.

**Cari Hartman – Coordinator Owner Service/Reservations –
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