

TREASURE LAKE TIMES

WINTER January February March 2006

1 Treasure Lake Drive, Branson, MO 65616 • 417 334 1040

Treasure Lake Resort Quarterly Newsletter

ADAY ELECTED FOR A SECOND TERM



Russell Aday was elected by the Treasure Lake members to serve a second three-year term on the Board of Directors. Only one position became vacant during 2005 with three positions becoming vacant for the years of 2006 and 2007 respectively. Mr. Aday and his wife

Billie reside in Ponca City, OK.

Mr. Aday expressed his gratitude and appreciation to the Treasure Lake members for the opportunity to continue serving on the Board.

Board Members may be elected to two consecutive three-year terms and then the member must be off the Board for at least one year before they are eligible to run for an additional term.

Mr. Aday was elected to the Board in October 2002 and served the first year as chairman of the Finance Committee. He was elected by the Board to serve as President for the 2003 and 2004 terms

2005 BOARD ORGANIZATION

Following the Annual Meeting of the Owners, held on October 29, 2005, the Board elected Eugene Hartman as President. Mr. Hartman is in his third year on the Board and resides at Manchester, MO.

Ron Landoll, Joplin, MO was elected Vice-President and he is serving his second year on the Board.

Betty Nichols, Poteau, OK was elected Treasurer and she is serving her second year on the Board.

Cecil Bragg, Belle Fourche, SD was elected as Board Secretary and he is serving in his third year on the Board.

During the regularly scheduled Board meeting on November 11, 2005, President Hartman appointed committee chairs and they were approved by the Board as follows:

Activities – Eugene Hartman

Finance – Betty Nichols

Rentals and RV Sites – Cecil Bragg

Rules and Regulations – Eugene Hartman

Buildings and Grounds – Ron Landoll

Marketing – Jack Fountain

New RV Sites – Russell Aday

Mr. Fountain resides in Chisago City, MN and he is serving his sixth year on the Board.

Mr. Aday resides in Ponca City, OK and has started his fourth year on the Board.

Mel Pierce, Belle Fourche, SD is the seventh member of the Board and he is serving his fifth year on the Board.

As I look out over the area and marvel at all we call Treasure Lake, I just can't help think of all our members that miss this by not visiting their park. We have deer, turkey, and even a white squirrel.

During the winter, there will be lots of things going on at Treasure Lake, so that when we come back in the spring some areas will have a face-lift.

There are also some changes in our storage policy. If you have a permanent storage area, make sure that your fee is paid prior to February 1 of each year. This must be done to keep your storage contract from being canceled, causing you to have to sign a new yearly contract at the new higher rate.

Gene Hartman



age sites above the current ones available. The finalized engineering work for storage is complete and has been submitted to the City and State for the applicable permits. New bids will be provided for the work as outlined in current engineering plan. Former bids were based on feasibility studies.

Justification for the New RV Phase is to provide a cost effective upgrade to the Park infrastructure in a much shorter time frame than would be required otherwise. Currently, there are 555 total RV sites and less than half of those are considered as first or second choice sites. When Park utilization is over 250 RVs finding a site suitable for larger RVs is difficult.

The New RV Phase project coupled with the aggressive site upgrade plan has the potential to provide more than 555 first or second choice sites before 2010. Without the New Phase the timetable would likely extend to 2013 or longer.

Adam Hiltbrunner, Assistant Manager and Project Manager has been instrumental in following the storage project and making the appropriate contacts to keep the work moving forward on schedule. "Thank you, Adam."

TOWING POLICY CHANGES

Effective January 1, 2006, the fee for RV Towing will be \$15 for one-way. RVs will be towed only when they are in good working condition such as battery, tires, jacks, etc. Treasure Lake Maintenance personnel are not accountable for repairing equipment in order for it to be towed. Members will be notified by phone when the RV cannot be towed due to needed repairs. Repairs are the responsibility of the owner.

Forty-eight hours advance notice is required for scheduling a date for towing RVs. Owners not registered at Treasure Lake on the same day the RV is scheduled for towing are subject to an additional one-way towing fee for returning the RV to storage due to it not being occupied.

RVs towed to a site will be set in proximity to the utilities connections. Once the RV has been set on a site an additional one-way tow fee of \$15 will be charged for relocating an RV on the site.

Please request a copy of the complete towing policy at the time you arrange for an RV to be towed.

LET US BEAUTIFY OUR PARK

A "Beautify Your Park" project has been on going for four years. Many owners have purchased benches, rocking chairs and flowering trees in areas around the park.

Those that are given as memorials, each have a plaque or sign with the name or information a donor designates.

The flowering trees list includes Bradford Pear, Southern Magnolia, Pink/Red/White Dogwood, Redbud, October Glory, Red Sunset Maple, and Crimson King Maple.

To participate, please call, 1-800-455-2961 and ask for Paulette, General Manager, or Adam, Assistant Manager.

ACTIVITIES

For those of you that visited Treasure Lake this year, you probably noticed the enormous amount of activities we had. Chisai Childs came to us in January and let us revisit how Treasure Lake was in its earlier years. Chisai was with us for only a short time, which we thank her for. We wish Chisai the best of luck in the future.

We have a big job ahead of us. Let's all work together and make sure that the enthusiasm is not lost. Let's keep it going and growing. Again, thank you Chisai for your hard work and enthusiasm.

NEW RV PHASE PROJECT

By: Russell Aday,

New RV Phase Project Committee Chairman

The Board has adopted conceptual plans for adding a new RV Phase that is to be located in the existing smaller Long-term storage and the former Maintenance workshop area. Specifically, the location is immediately south of the Phase II pond.

The project is on schedule to be completed during 2006. Approximately 70 new large sites will be added by the project. Funding is from the 2004 OMPOP membership sales. Members with Class A memberships may use the sites regardless of their RV size, as is the case for all other phases.

Preparation for the new phase site requires the construction of a new storage facility for relocating the RVs that are now stored. Actual construction of the new storage is anticipated to start by mid December 2005.

The new storage location is south of the tent area and west of the Phase II road. The project includes an additional thirty stor-



RENTAL RESERVATIONS POLICY

Effective November 1, 2005, Members making reservations for themselves to occupy a rental unit may do so no more than ninety (90) days in advance of the first night the rental unit is to be occupied.

Effective November 1, 2005, Members may make reservations for guests no more than fourteen (14) days in advance of the first night the rental unit is to be occupied. Members must be registered and staying on the Park for the time the guest is on the Park.

Reservations made prior to November 1, 2005, will be honored for the time that they were made.

The cost of the first night rental rate will be charged for those who cancel a reservation without giving a 1-week (7-day) notice of the cancellation.

THANKS FOR THE OPPORTUNITY

I would like to take this opportunity to thank Treasure Lake Members and the Board of Directors for the opportunity of running for the position of Board Member during the last election ending in October 2005. During this time, my wife and I met many members that we probably would not have met if I had not run. Hopefully, these new friends voted and participated in our great American way of democracy.

I would like to congratulate Russell Aday on his decisive victory. As much as I do not like losing, it has long been our policy in elections to support the victors. I would encourage Russell along with the rest of the Board of Directors to work together in harmony for the betterment of Treasure Lake.

Our Park is a great place to visit and we are looking forward to good things in the future.

Jim Newman

Richard Leggins, Security Supervisor



Richard became an employee of Treasure Lake in April of 2003 working in security and reservations/front desk. Originally from Washington DC, he moved to Missouri after his father retired from the Army and relocated to Mountain Grove in 1977. He graduated from Mountain Grove High School in 1979, joined the Army, and was shipped overseas to serve in Europe. He became an Associate Member when his parents George and Eleanor Leggins joined in 1983, and became a Member in 1989. You might say he grew up here at Treasure Lake, spending most of his free time camping and enjoying the park on weekends and during time off.

Richard enjoys spending time at home with Rebecca and visits from their kids (Jennifer 18, James 19, Jack 21, Jonathan 24) and their families. They are expecting to be grandparents in February from Jack and Nadine. They grow up fast! Otherwise, he enjoys fly-fishing, computer technology, astronomy, movies, football, and - of course - food. As you can see this is his favorite time of the year...football season and the NFL ticket on satellite TV, the holidays, and great meals. Richard says, "I have enjoyed working here at Treasure Lake and getting to know so many members. After seeing how far the park has come over the past 23 years I look enthusiastically toward our future. Working here is a pleasure with our family of employees and gatherings, always-new experiences, friendships, story telling, and fish tales".

STORAGE POLICIES CHANGES

During the November 11, 2005, Board of Directors meeting, the Board made changes to the Long-term Storage policy. Effective November 11, 2005, the annual lease rate for RV storage spaces are as follows:

65-foot long spaces - \$300

45-foot long spaces - \$275

25-foot long spaces - \$250

20-foot long spaces - \$230

The new rates apply only to those new leases that are signed after the effective date of November 11, 2005. A new Long-term RV Storage lease has been adopted and will be used for future leases. New leases will be for 365 days from the time of signing and a new lease will be required each year. Leases must be signed within the thirty (30) days prior to the date of termination. Treasure Lake has the option of adjusting the rate of the lease at the time of renewal.

Members who currently hold a Long-term RV Storage lease signed prior to November 11, 2005, may continue to renew their lease at the current rate by paying the annual fees in advance of the due date for the following year. Leases not paid for by the due date will terminate.

Non-members are not allowed to lease a RV Storage space due to the demand for spaces by the members. Leases may not be sub-leased to another person. A member may not pass leases to another person. Whenever a lease is terminated, the person at the top of the waiting list for the size space available is given first opportunity to lease the space.

The Board is accountable for periodically conducting a visual assessment of the external condition of the RV that is on the space and may require the leaseholder to make improvements or forfeit their lease.

The person leasing a space should review the lease in detail prior to signing in-order that the full requirements of the lease agreement are understood.

Leases for both Long-term and Short-term RV Spaces are based on availability and Treasure Lake does not guarantee nor imply that spaces

GET TOGETHER IN ARIZONA

As the weather is cooler in the Ozarks, Arizona is nice and sunny, so all of you Treasure Lake Members enjoying the Arizona Area please come gather together for a luncheon Thursday, February 2, 2006, around 11:30 a.m. at Earl's in Phoenix..

If you don't know where Earl's is take the 101 loop to Peoria Exit and Earl's is at 9440 West Peoria Ave. If you need more information call Nita at 928-783-6405.

We will have a great time and hope all of you can come join the good food and fun.

December 14, 2005

Open Letter to All Treasure Lake Members

The Board of Directors is using this edition of the NEWS LETTER to address the matter of our desire to have open and frank communications with all Members of Treasure Lake. Specifically, there are some issues that we believe will be harmful to the well being of the Club if they are not addressed. The Board trusts that the majority of you, the owners will be understanding and supportive of our position on the matter of communications and the administrative accountabilities of the Club.


A few Members have recently expressed their opinion about what they believe their roles are verses the role of the Board. The process is simple; Seven Board Members are elected by all 7500 members to conduct the management and administrative duties of the Club. Missouri law and the Club's Restrictions and Bylaws are specific about this matter. Board policy stipulates that the Board is accountable for hiring a General Manager who works directly for the Board. The General Manager is then accountable for all other staffing with final approval of the Board. Once hired, Club employees work directly for the General Manager. Neither the General Manager nor any of the employees work for individual Members or groups of Members.

The Board welcomes input with suggestions and ideas from all Members and the Board addresses each issue brought before it. Doing so does not suggest the Board either agrees or disagrees with all of the issues presented. The Board's policy and objective is to make sound business decisions for the Club as a whole. These decisions are based on a wide spectrum of information and knowledge applied to the overall functions of the operation. Sometimes, what seems so simple to those not accountable for the decision becomes very complex when aligned with the total business objectives of the Club. Understandably, certain individual members and the Board may not always agree on what is best for the Club.


Members have the right to make statements and to communicate with other Members regarding their opinions of the operation of Treasure Lake. Unfortunately, some Members choose to make statements that are not accurate and sometimes that are not true, such as those made about individual Board Members or the Board as a whole. The unified policy and practice of the Board is to make no response or enter into dialog with individuals or groups regarding such accusations. Factual information will be made available when it is requested.


Hopefully, this open letter will help all Members to have a better understanding that the Board does welcome constructive dialog with us either individually or as a whole. We represent you collectively and we are committed to working together to identify the most appropriate decisions for the Club recognizing that some will choose to disagree. We further recognize that you have entrusted us with the accountability for conducting the business of the Club and we will do that to the best of our abilities. Thank you for staying involved with Treasure Lake.

Sincerely,


Eugene Hartman
President,

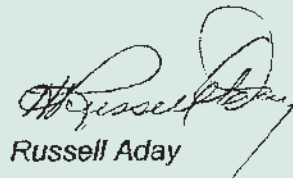

Ron Landoll,
Vice-President


Betty Nichols,
Treasurer


Cecil Bragg,
Secretary


Mel Pierce


Jack Fountain


Russell Aday

2006 ANNUAL MEETING OVERVIEW

Members were greeted by dozens of photographs being shown on the MANSION AMERICA Theater big screen as they arrived at the 23rd Annual Meeting of Treasure Lake Members on October 29, 2005. Photos taken at Treasure Lake depicted special events, white squirrels, deer, fox and especially the many members having a fun time during the past year.

The American flag was beautifully displayed across the screen as TL employee Stacy Weinstein sang an acapella rendition of the "Star Spangled Banner" followed by the Pledge of Allegiance to the flag. Board President Russell Aday, who presided over the session, called the 9:00 a.m. meeting to order. Mr. Bob Short was then introduced as the Master of Ceremonies for the event. Mr. Short, assisted by his wife Marilee, is the Membership Sales Representative for Treasure Lake.

Introductions included each Board Member and their spouse or guest. Members present were Russell Aday and wife Billie, Mel Pierce and wife Mary Ella, Jack Fountain (his wife Barbara was unable to attend due to medical reasons), Eugene Hartman (his wife Sue was unable to attend due to a scheduling conflict), Betty Nichols and husband O.O., Ron Landoll and wife Jean, and Cecil Bragg and guest Margaret Lockhart. General Manager Paulette Pearce and her staff were also introduced.

Board Members presented reports for the various committees that they individually chair. Betty Nichols, Finance Committee chair presented the annual auditors report recapping the financial position of the Club. Printed reports were provided to those who attended the meeting. Additional copies of the audits are available at the General Manager's office.

Master of Ceremonies Short gave special recognition to all Veterans and to all those who are currently serving our nation in any capacity of the military.

Board Secretary Eugene Hartman presented a report of the Election Committee announcing that Russell Aday had been elected to the Board for a second three-year term. Aday accepted the oath of office presided over by Board Vice-President Mel Pierce. Only one Board position was vacant this year.

Those attending the meeting were given a sample of Short's ever present wit and dry humor as he kept the session lively by mixing jokes and well directed quips amongst the introductions and reports. Most notable was his personal survival of several self-inflicted verbal wounds. Subsequent feedback from members indicated they would like to see Bob have a second chance next year and perhaps for many years to come. We all owe Bob a big "Thank you," for a job well done.

Drawings were held for door prizes that were provided by some 23 local theaters, restaurants, and businesses. Our special thanks goes out to each one of those who were so generous in making the prizes available to Treasure Lake. A list of contributors was provided with the annual report and Treasure Lake members are encouraged to patronize and support those who ensured an enjoyable meeting.

MANSION AMERICA Theater Manager, Larry Wilhite and his entire staff deserve a great round of appreciation for their part in making the 2005 meeting a memorable success. Live segments of their shows, Joseph and the Amazing Technicolor Dreamcoat and Celebrate America were presented for the pleasure of the members. Mr. Wilhite provided the facilities without charge to Treasure Lake. Being the good neighbors that we are, we all should make a special effort to attend their shows and to dine in their restaurant located near MANSION AMERICA. While there tell them "Thank you," from Treasure Lake.

Comments from Members indicated they were pleased with having only one meeting. The parking and the ease of seating accessibility of the MANSION AMERICA Theater was also a big plus. Members further stated they appreciated the individual reports presented by Board Members.

Treasure Lake extends a word of appreciation to the Managers of IMAX who were more than willing to allow us to move the meeting this year. They assured Treasure Lake that we would have future use of the IMAX facilities if the decision were made to return there.

Board President Aday concluded the 2005 Annual Members Meeting.

WINTER RENTAL RATES

Effective December 15, 2005 through March 31, 2006, rental rates for each day during this period will be discounted 25% off of the posted rate at the time of reservation. No duplicate discounts will be given during this period.

REMEMBER!!!

Refer friends and collect \$100 if they purchase. 1-800-455-2961, ext. 62. Referral forms available at www.tlresort.com.

NEED IDEAS!!!!!!

Treasure Lake would like to hear from our members to what you would want to SEE in your Newsletter!!

SITE IMPROVEMENT AND RENTAL COMMITTEE

Cecil Bragg has been asked to chair the combination of site improvement and rental committee. Both committees are being selected at this time.

Several ideas are being considered, like reworking some phase 4 sites, additional 50 amp service in various places thru the park, and ways to provide more rental units for our members who do not have RVs.

Any suggestions from the members are welcome as we are in the planning stage. Just write the Board at:

Treasure Lake RV Resort
1 Treasure Lake Drive
Branson, MO 65616

Well the Annual meeting is over and was a huge success at the new location. The leaves have fallen off the trees and it is time to start working on the winter maintenance. We have a lot of projects planned for this winter and I hope the weather will cooperate with us to get them done.

The maintenance shop has been delivered and they are just about ready to pour the floor. We have poured concrete pads throughout the park this fall and will be doing a few this winter to finish up that project. We are in the process of changing out old railroad ties in parts of the park and replacing with landscape block, we would like to get electrical upgrades done again this winter, work on the miniature golf course and also working on all other sites that need some repair.

We will still need lifeguards next year. We are still not sure if we

will need one or three, it all depends on if the city passes the new proposed pool changes. If they do we will need one lifeguard and one attendant (CPR certified) instead of three lifeguards, also another change would be no children in the pool area 16 years and under without adult supervision, the current is 14 years.

If you know of any lifeguards or CPR certified people that could be attendants please have them give us a call so we can get a jump on next year.

Chisai, the Activities Director, took her husband to Mexico for some treatment and in her travels was offered a job. She has resigned as Activities Director. We appreciate all the hard work that you did Chisai.

Thanks to all the employees, work campers and volunteers for all the hard work that you do. It is greatly appreciated.

FINANCE

As your Treasurer and your Finance Committee chairperson, it give me great pleasure to report that our income should exceed expenses in the fiscal year 2005. For the 10-month period ending 11-30-2005, income exceeds expenses by \$238,836.00; our fiscal year ends January 31, 2006.

The financial position of Treasure Lake Resort is presented and available each month for review. Our fiscal year begins February 1 and goes through January 31. A budget is constructed that guides our financial activities for the fiscal year. The budget is then divided into 12 periods to help us manage our finances in a timely manner. The budget reports what our finances were the previous fiscal year, what we budgeted for the current year and each month it reports the actual financial activity year to date for each department. Our finan-

cial report is presented in three ways; (1) our budget is posted in the Lodge (glassed in bulletin board), (2) a financial report is given at the Board meetings and becomes a part of the minutes. The minutes are recorded and are available in the Welcome Center, (3) the minutes are posted on the Treasure Lake Resort (www.tlresort.com) website each month.

The Board, Management and the Ozark Mountain Bank officers are working together to make sure our money is insured and we are getting the best investment rates available at the time of business.

I will be glad to answer any questions you have concerning our financial system.

Betty Nichols

BUDGET THRU NOVEMBER 30, 2005

	2004	2005 Budget	2005 Actual to date
Income	\$2,432,007.78	2,481,600.00	\$2,354,413.64
Expense	2,352,941.64	2,088,753.90	2,115,577.16
Difference	79,006.14	392,846.10	238,836.48

Lost and Found

Lost items are held for 30 days. After 30 days they are donated to the Humane Society Thrift Store. Contact 800-455-2961 ext 2 to report a loss.

REMINDER

For Members who have permanent storage your membership number should be visible on your rig.

FLASH

Plaza Restaurant will honor T.L. ID for a 15% discount.

Dear Members of Treasure Lake, my name is Ron Landoll. I served as Chairman of the 2005 Buildings and Grounds Committee, and thought you might like to know some of the completed projects done at Treasure Lake.

There have been a number of renovations that have taken place. At the Welcome Center to help with heating and cooling, the ceilings were lowered and the front foyer glass doors were installed, also included were new lights and rearranging some walls and offices.

Other changes included the library being moved from the Clubhouse to the Lodge and the Lodge kitchen purchasing a new stove, grill and convection oven to make preparing meals easier, plus moving the kitchen wall added additional space, which helps the cooks and servers. The most renovations took place at the Club house with repairing the water leaks under the front deck, laying new carpeting and tile on the dance floor, new ticket office, new activities office, enlarging the stage area, adding lighting and a new sound sys-

tem, new air conditioner, replacing the back steps, and roof repairs. The store was moved upstairs and our favorite addition to the Club House is the ice cream machine.

Out on the park clean up on the Sprayer Pump Station area which is located in Phase 2, plus the lower Phase 2 shower house has a new roof and new air conditioning in the laundry. We also put a new air conditioner in the white laundry building.

As you know our Maintenance Building burned in January 2005, so we are still in the process of replacing it. The showers in Phase 1 are being looked at for renovations as we are getting information from the contractors. We are grateful for the changes that have taken place and are looking forward to changes in the future. Thank you for being patient and understanding, as with all projects it does take planning and waiting. Just ask anyone that has tried to renovate their homes!

TEXAS TREASURE LAKE REUNION

There will be a get-together at B W Palm Aire Exp. 83 at FM 1015 in Weslaco, Texas, February 13th, 2006, for the Treasure Lake Reunion. Meet at 12 pm, eat at 12:30 pm. As the birds fly south for the winter many of our Treasure Lake Members also migrate to the south, so why not have a 'gathering' for fun and fellowship.

Reservations need to in by Feb. 3, 2006, to know how much food is needed. The menu will be: Chicken Fried Steak and Gravy,

loaded Mashed Potatoes, Green Bean Almandine, Tossed Salad with Ranch, Butter rolls and Iced Tea. Top this off with warm peach Cobbler and Ice Cream. For only \$10.00 this meal can be melting in your mouth and put a big grin on your face- Texas Style! For reservations call Gene Hartman at 314-517-2284. Just remember reservations must be made by February 3rd, 2006.

A MESSAGE FROM SALES/MARKETING

It is hard to believe another year has passed so quickly. It will soon be Christmas and shortly thereafter Treasure Lake Sales Dept. will settle into a short winter rest before we kick off a brand new season. So let me take this opportunity, for those of you who missed the annual meeting, to reflect this year's success.

The sales staff headed up by Bob Short, turned in another fantastic year. The year to date report is as follows: total number of tours – 267 – resulting in 171 sales of which 83 were from T.L. inventory and 88 from the secondary market listed with us.

Also for the second year in a row Bob & staff were able to end up the year with zero T.L. inventory. In addition to accomplishing and maintaining the goal of zero inventory, the sales dept. was also able to hit their next two goals of customer service and customer sat-

isfaction by achieving very high marks.

My personal congratulations and sincere thanks go out to all the T.L. employees who helped to make 2005 a super year. And last but surely not least thanks to all you owners who turned in new prospects through the T.L. referral program. If it were not for your involvement, these goals would have been extremely difficult if not impossible.

Thanks again to one and all and may you all enjoy the most Blessed Christmas Season.

Board of Director

Jack Fountain, Chairman

Sales/Marketing Committee

TREASURE LAKE TIMES



Treasure Lake Resort

1 Treasure Lake Drive, Branson, MO 65616

ACTIVITIES (subject to change)

EVENTS TO LOOK FORWARD TO IN 2006

Dress in your favorite shade of Green for our St Patrick's Potluck March 17th. The corn beef and cabbage provided. Just bring your favorite Irish dish!

Easter Weekend will be here before you know it on April 15 & 16th. Everyone loves the Red Buds and Dogwoods in bloom and spring brings in many beautiful phloxes and wild flowers. Speaking of Spring, we had so much fun with "Spring Fling" we plan on doing it again! April 20th thru the 23rd come join in on the fun to start off the season.

Need a gift for a special someone? Bring them to the Flea Market set for June 8th thru the 10th and enjoy the many great bargains!

Our Independence Day celebration is always a highlight for the year. We have one of the best fireworks displays in the area set for July 1st. We want to see flags waving on that day!

Then as the fall leaves start to turn October 28th brings in our Annual Meeting.

Even if you don't remember your calendar, you can always check Treasure Lake's Website for upcoming events and changes. We hope you will join us for another great year!

**TREASURE LAKE
TOLL FREE NUMBER
1-800-455-2961**

**CHECK OUT OUR
WEBSITE:
WWW.TLRESORT.COM**