



**1 Treasure Lake Drive  
Branson, MO 65616**

**Contact information:**

Phone: 800-455-2961; Fax: 417-334-5522.  
Check [www.tlresort.com](http://www.tlresort.com) for more details  
and a full calendar of the Park's events.

**Send your newsletter comments to:**

[carol@tlresort.com](mailto:carol@tlresort.com) or our mailing address  
attention: Carol. Please include your owner  
number with all correspondence.



## Welcome Center Hours

*(November)*

Monday through Sunday opens 8:00 A.M.

Monday through Sunday closes 5:00 P.M.

## November/December, 2009

### *A Message from Lenny Ammerman,* **RESORT MANAGER**

“Hi, Treasure Lake Owners,

“As you can see, this is a combined issue for November and December. Aside from wishing you a wonderful Holiday Season, I want to thank you for a highly successful and fun-filled year. It was so good to see many of our old friends and the many new Owners, too.

“I want to encourage you to pay particular attention to the following article about the Annual Election. There is going to be a RE-ELECTION and the article explains the reason for that. You will be receiving a new ballot very soon. ***Please vote*** for the Candidate (s) of your choice and return your ballot by the time specified.”



***Happy Thanksgiving, Happy Hanukkah and a very Merry Christmas!!***

Your Resort Manager, *Lenny Ammerman*

[\*lenny@tlresort.com\*](mailto:lenny@tlresort.com)

## **Annual Election – Update!**

A situation was brought to the attention of the Board of Directors, which has resulted in a CHALLENGE being filed against the 2009 Board of Directors Election. After review by the Board of Directors, it was determined that some individuals received more ballots than they were entitled to receive (Treasure Lake By-Laws state that a member can only vote one ballot); and, a large number (400+) did not receive a ballot.

In light of these findings, the possibility exists that the election results could potentially be changed. The Board of Directors considered several options and decided that the only fair resolution would be to hold another election.

The BALLOTS must be returned to Dunton & Associates on or before 12:00 P.M. on Wednesday, December 16, 2009.

We are sorry for the inconvenience this may have caused; and, we ask that you vote for the Candidate (s) of your choice. *Your vote is very important!*

## **Treasurer's Report by Leland Curtright**

“There have been some significant situations occur in the past ten (10) months or so, which have a serious impact on the finances of Treasure Lake. I would like to share these with you.

“Mr. Flynt Ray is the leaseholder on Stowe's Mill and Whitney's. He started getting behind on his rent payments back last fall; and, the Board and Park Management have had numerous meetings and phone calls with him over the late payments. In July, the Board, on the advice of our attorney, decided to terminate the leases and the process began. On September 23, 2009, our attorney advised the Board that it appears the necessary negotiations with Mr. Ray, his attorney and his lender have been completed; and, we have come to an agreement as to what will happen in the future. One important thing is that his mortgage holder has agreed to pay the rent payment for six (6) months, if Mr. Ray fails to do so. This has been a long and frustrating process, however, the Board feels that we have finally come to a resolution to this matter and the best interests of Treasure Lake will be served. The monthly rent payment is \$15,250.00 and that's per month. When the original contracts were written, there was an index built into it, so that beginning January 1, 2010, it will be increased. I don't know how much, it depends on the index. We will let you know, when it comes. Some folks wonder, 'do we receive our rent, whether Stowe's Mill is rented out, or not?' The answer is, 'yes,' for that is the responsibility of Flynt Ray. If he doesn't have someone paying him rent, that's not our responsibility. We will get our rent, regardless of that.

“The renewal of the lease with IMAX will come up in 2013 and they will start paying Treasure Lake at least \$245,000.00 per year. While that sounds like a lot of money, and it is, Treasure Lake has to pay 40% of that in taxes.

“The Board feels that we should develop a five (5) year plan to upgrade and expand the facilities of Treasure Lake and start to implement it as soon as the finances are available.

“We know that the economy has had a disastrous downturn in the last year. I suspect that most of you know the rate of interest on CD’s, the money market and other investments. Back in 2007, when Betty was the Chair of the Finance Committee, she met with the lending institutions and set up what they call the sweep account. At that time, we were earning a very good interest rate. However, at this time . . . the last two (2) CD’s, we were able to get at the bank, the interest we’re receiving is .75%. This is for 13-week CD’s. We have met with two (2) banks to discuss these issues and what services they can provide us with at the least cost. At the present time, the information we have received from other banks is that is pretty good.

“The following is an example of some monthly expenses that were paid by Treasure Lake in 2009:

**Electricity:** May, \$16,000.00; June, \$22,500.00; July, \$37,000.00; August, \$32,000.00.

**Sewer and Water:** Approx. \$10,000.00 per month. (We have been notified that there will be about a 15% increase in the water cost, beginning October 1<sup>st</sup>.)

**Trash pickup:** \$1,200.00 per month.

**Salaries:** As of August 31<sup>st</sup>, we have \$527,532.00

**Payroll taxes:** \$86,373.00

“The following are other expenses:

**Insurance (general):** \$46,988.00

**Employee health insurance:** \$15,499.00

**Worker’s Comp:** \$18,181.00

“Upgrading 20 RV sites will be completed this year by adding concrete pads, block walls, 50-amp service and is estimated to cost approximately \$50,000.00. You, the Owners, donated \$20,000.00 of this money by sending an extra \$20.00 with your annual maintenance dues. Thank you, very much, from the Board. I was very pleasantly surprised that that much money came in from the Owners to work on the RV sites and that is exactly what we are doing. If a truck coming in early woke you up, that was what it was, a concrete truck.

“This is an important time of our year in planning for the upcoming year and the finances are of the utmost importance. We have started planning the 2010 budget. While a lot of

the budget is pretty well set in salaries, taxes and operating expenses; the upgrading of the RV sites and other capital improvements is mostly an estimate.

“The Board has ordered five (5) new rentals and they should be ready for use by the end of '09. The cost of these units will be, at the most, \$140,000.00.

“After talking to many of you and gathering financial information from banks, the Board and Management have decided it would be more beneficial for Treasure Lake to invest our money in improvements on the Park, which will bring in money, than continue to collect the very low interest rate we receive.

“My hope is that this information will be beneficial in helping all Owners a better understanding of the cost of operating the Park the way you want it. The complete budget is posted on the bulletin board in the Lodge and can be viewed at anytime. If you have any questions, concerning our budget, I'm sure Lenny or Betty, who is our finance person, will be glad to explain.

“As mentioned earlier, a five-year plan is under way and the Board invites comments and ideas from any or all of you. The ideas that the Board has come up with will be posted on the Treasure Lake website. A lot of the ideas are things that you have shared with the Board. Let's all be involved in our planning. With the planning in place, when we have the finances are in place, we can go head.”

## Storage



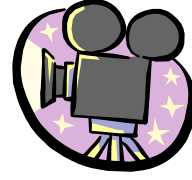
“Those who have storage contracts, signed November 12, 2005 or later, will receive a NEW contract in the mail to be **completed and returned by January 1, 2010**. Any contracts that fall after this date do not automatically renew. A new contract is required each year. All Annual Storage Fees are due to be paid by January 31, 2010.

“If you have question, when you receive the new contracts, please give me a call or send me an e-mail.” *Melodie Martin*, Storage Coordinator. Phone: 417-334-1040 x 228 – [storage@tresort.com](mailto:storage@tresort.com).

## Spotlight on . . .

# *Becky Phillips*

## *Activities Director*



“My name is Becky Phillips and I am the new Activities Director here at Treasure Lake. I would like to take this opportunity to express to you my sheer delight in serving the Owners and guests at Treasure Lake. It has been, for many years, my dream of becoming the Activities Director here and sharing my love and zest for life with all of you.

“After completing courses in Creative and Interior Design at Tarelton State University in Stephenville, Texas, I taught school for seventeen years. I loved caring for the special needs of the children, but an accident with an eighteen-wheeler, quickly put an end to this career. While recovering from my injuries, I met an old friend, who offered me a job in Branson, Missouri. After many job offers, I finally agreed to move, partly due to the fact that my son is an entertainer and was also moving to Branson.

“Moving to Branson from the Gulf Coast was a huge undertaking for my husband and me. We settled in Hollister and I went to work for Fall Creek Resorts as Activities Director, where I remained for ten years. However, my husband’s career then took us to Arizona.

“My son, Cody, was entertaining at Treasure Lake one Friday in August this year, when he called to ask if I would come and listen to him sing. I went and to my surprise saw many familiar faces of friends from Fall Creek. To my delight, I discovered there was an opening for Activities Director and I was thrilled to be hired. I bring lots of experience in music, crafts, children’s activities, and entertainment. My door is always open to all Owners and guests and I would love to meet you all. Stop in and get acquainted and please feel free to give suggestions for fun on our beautiful Park. Thank you and God Bless, Becky!”



You will be pleased to hear that there will be Activities offered all through the winter months! In addition to Bingo nights, special dinners and breakfasts, some crafts, children’s projects and crafts, games, and some free entertainment, there will be ‘Jams.’ The Jams will be half regular music and half gospel music. Friday night is still Potluck night and the dinners will continue through the winter, as well as, special movies with *free* popcorn. Be sure to still set aside Sunday morning for Church with your friends.

Thanksgiving Dinner with all the trimmings will be served November 21<sup>st</sup> at 5:00 P.M. Treasure Lake will provide the meat and the Owners will please bring the side dishes. This is our traditional celebration and an event that you won't want to miss! Keep a close watch on our website for updates. There are lots of plans being made and they will be published for your information.

***Annual Meeting . . . Some candid shots for your entertainment!***  
***Shown clockwise: Owners enjoying the Meeting; Employees of the Year, appearing with the General Manager: Frank Houston, Maintenance; Lenny Ammerman; Patricia Griffith, Housekeeping; Ruby Wright, Reservations. Surprise Guest, Country Music Superstar, Neal McCoy; Lenny Ammerman; Raeanne Presley, Mayor of Branson.***



***Please don't forget to vote for the Candidate (s) of your choice!***

