



CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING (403)

October 23rd, 2023

On Site Meeting

Tolovana Inn, Tolovana Park, Oregon

Call to Order

The October 23rd, 2023, Tolovana Inn Condominium Homeowner's Association, Inc. Board of Directors meeting was called to order by Chairman, Daniel Casey at 9:09 AM.

Members Present

Chairman, Daniel Casey; Treasurer, Gary Bauer; Secretary, Debbi Stone, Directors, Linda Somner, Bob Dedrick and Sandy Miller.

Members Absent

Director, Steve Mozinski.

Others Present

Owner, Ted Calouri. Doug Nealeigh, Phil Beilke, JaLene Fitzgerald and Jennifer Rice-Borgerson from Vacation Villages of America, Inc.

Minutes Approval

September 28th, 2023, Board of Directors Meeting Minutes

Bob Dedrick **moved** to approve the minutes of the September 28th, 2023; Board Meeting as presented.

Seconded by Sandy Miller and **passed**.

Correspondence

None to report.

Treasurer's Report – Gary Bauer

Gary reviewed the draft September financial statement summaries. Income is in line with budget for the month and the year. Operating expenses exceed budget for the month and year to date. Repair and maintenance expenses are below budget for the month and exceed budget for the year. Other expenses are below budget for the month and year to date. Net income exceeds budget for the month and for the year.

Bob Dedrick **moved** to approve the draft September 2023 Association financial statements as presented.

Seconded Debbi Stone by and **passed**.

Committee Reports

Exteriors/Common Areas – Doug Nealeigh for Steve Mozinski

Doug reported on current common area projects, Building Two elevator modernization and investigation of standing water under Building One following strong rains. TerraFirma will be conducting an inspection and submitting recommendations for repairs. Walkway railing replacements for Buildings Two and Three are expected to begin in November contingent on hotel demands. Gas line and riser projects will be included in the 2024 budget for Building Two.

Grounds – Sandy Miller

The New Zealand Flax and several other overgrown plants have been removed between Buildings Two and Three and replanted with different material along with the addition of a few boulders and river rock replacing the bark. 2024 landscape projects will be reviewed in the budget meeting which includes a tree trimming

schedule. Doug reported on the accidental removal of a hedge on the south side of the parking lot for the City's pump house expansion. Plans for its replacement are being discussed with the City and Cannon Beach Landscape.

Old Business

EV Charging Capacity Review

Dr. Casey would like the Board to continue discussing the demands for EV chargers and options for expanding/improving this service due to the amount of time it takes to coordinate the project. Options for replacing existing chargers with more efficient/faster machines was discussed. The Board will continue to discuss this issue as needs in the market change.

New Business

Debbi Stone shared that she experienced challenges recently with the phone system at the property. The call rings without being re-routed to a hold line or to voicemail. Doug explained this may be due to a system programming issue. Staff will follow up on the queue sequence to make sure it's operating as expected.

The Board discussed plans for the next Annual Meeting. The consensus is to hold the traditional meeting and continental breakfast on Saturday morning and an owner reception on Saturday afternoon.

Announcements

Board Meeting Schedule

Tuesday November 21st, 2023 – Budget Meeting via Zoom – 4 PM

Saturday December 9th, 2023 – Embassy Suites Washington Square, 6 PM

Wednesday January 3rd, 2024 – Budget Meeting via Zoom – 4 PM

Saturday February 3rd, 2024 – Annual Meeting

Adjournment

There being no further business the Association Board of Directors meeting was adjourned at 9:57 AM.

The Board conducted a tour of the property following the adjournment of the meeting.

Minutes transcribed by Jennifer Rice-Borgerson for Debbi Stone, Board Secretary.