



**(RENTAL POOL) LIMITED LIABILITY COMPANY
MANAGING MEMBERS MEETING**

**March 20th, 2025
REMOTE MEETING**

Call to Order

The meeting of the Tolovana Inn LLC Managing Members was called to order by Chairman Dedrick at 5:43 PM.

In Attendance

Chairman, Robert Dedrick; Treasurer, Linda Somner; Secretary, Debbi Stone; Directors, David Louie, Nancy Boden-Rokus, Sandy Miller and Scott Whipple.

Members Absent

None.

Others in Attendance

Owner, Daniel Casey. Doug Nealeigh, Chad Naeve and Jennifer Rice-Borgerson from Vacation Villages of America, Inc. Dennis McKibban from Coho Management.

Minutes Approval

Debbi Stone **moved** to approve the minutes of the February 1st Board meeting and February 1st Annual Meeting as presented. **Seconded** by Nancy Boden-Rokus and **passed**.

Correspondence

The Cannon Beach Food Pantry sent a thank you card to the ownership in appreciation of the donation and invitation to this year's annual meeting.

Treasurer's Report - Linda Somner/Doug Nealeigh

January 2025 Financial Statement

Linda reviewed the LLC financial summary for January, which was shared with the Board in advance of the meeting. Income exceeds budget and prior year. Operating expenses are below budget and exceed prior year. Repair and maintenance expenses are below budget and exceed prior year. Other expenses exceed budget and prior year. Net income is below budget and prior year. Cash accounts were reviewed.

Nancy Boden-Rokus moved to approve the January 2025 LLC financial statement as presented. **Seconded** by Debbi Stone and **passed**.

Committee Report

Interiors Report -Sandy Miller

Sandy reported on current Interior projects; the six units under renovation are expected to be completed March 20th, following spring break the second phase of six units will begin to be completed before Memorial Day Weekend. Fall 2025 will see the final six units renovated in the project, completing all 93 units.

In the next phase of renovations, three Murphy Beds will be replaced with the Sico Euro Bed which will be purchased through Wall Beds of Oregon. Installation of the new Sico Beds will be April 9th and 10th. Mattress options for the new Sico Beds were shared.

Other projects will include the installation of dining chairs, sofas, mattress sets, televisions, and window coverings (for the back bedrooms). New dining chair styles are being considered, which will be shared with the Board.

VVA Report – Chad Naeve/Doug Nealeigh

Chad Naeve, VVA Operations Manager, reported operating statistics, January finished ahead of prior year in revenue and Average Daily Rate. February finished below prior year while March is pacing to beat prior year revenue by \$80,000. Rate strategies were discussed. Occupied rooms are down for the year, but Average Daily Rate has realized a significant increase for first quarter. Advance deposits are tracking slightly below prior year along with Owner Occupancy. Current promotions were shared. Group Sales reflect 60 room nights and \$20,000 in revenue for second quarter.

The new Housekeeping Manager Ana Canales is settling well into her new role. Spring hiring is underway for the housekeeping department. JaLene Fitzgerald is back to work following maternity leave on a four day schedule. Maintenance is currently working on remodel units and investigating flooring options for the pool area. Brad has been working to fully integrate the Qore System for internal controls and project management. Shower head replacements continue and details of the recent AAA inspection were shared.

Debbi Stone commended Damien at the Front Desk for his exceptional service.

Old Business

None to report.

New Business

None to report.

Announcements

Proposed Future Meetings -

May 19, 2025 – On Site/Tolovana Inn, 9 AM

June 19, 2025 – Zoom, 5 PM

No July or August Meetings

September 18, 2025 – Zoom, 5 PM

October 20, 2025 – On Site/Tolovana Inn, 9 AM

November 20, 2025 – Zoom, 5 PM BUDGET

December 6 or December 13, 2025 – Holiday Party (Pending Availability)

January 8, 2026 – Zoom, 5 PM BUDGET

February 7, 2026 – On Site Annual Meeting

The Board discussed the on site meetings and if the schedule works the members.

Adjournment

There being no further business the meeting of the Managing Members was adjourned at 6:08 PM.