



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

December 5th, 2023

Remote Meeting

Call to Order

The December 5th, 2023, Tolovana Inn Condominium Homeowner's Association, Inc. Board of Directors meeting was called to order by Chairman, Daniel Casey at 5:39 PM.

Members Present

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

Members Absent

Director, Bob Dedrick.

Others Present

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

Minutes Approval

October 23rd, 2023, Board of Directors Meeting Minutes

Gary Bauer **moved** to approve the minutes of the October 23rd, 2023; Board Meeting as presented. **Seconded** by Debbi Stone and **passed**.

Correspondence

None to report.

Treasurer's Report – Gary Bauer

Gary reviewed the draft October, year to date financial statement. Income is in line with budget for the month and the year. Operating expenses are below budget for the month and year to date. Repair and maintenance expenses exceed budget for the month and for the year. Other expenses exceed budget for the month and are below budget year to date. Net income is below budget for the month and exceeds budget for the year. Cash accounts were reviewed. Doug shared the expectation of a net loss at year end 2023, so profitability should not be a taxable concern.

Debbi Stone **moved** to approve the draft October 2023 Association financial statement as presented. **Seconded** by Linda Somner and **passed**.

Committee Reports

Exteriors/Common Areas – Steve Mozinski

Steve reported on Common Area project updates since the last meeting. The Building Two elevator modernization project was completed October 25th, which was completed ahead of schedule and the new cab has been well received. TerraFirma completed the drainage project under Building One on November 15th. The pool heater failed last week, and a replacement was recently installed for a total cost of \$7,000. This project was included in the 2024 Reserve Project list.

Grounds – Sandy Miller

Doug and Sandy have met with Cannon Beach Landscape to discuss upcoming projects, including tree trimming in January/February. Based on feedback from Cannon Beach Landscape, staff will reach out to Bigby's Tree Service for a quote for work on the trees needing attention.

Three new pots will be placed near the southwest corner of the Lodge Building to fill that area. Costs for the pots, material and labor are being prepared.

Plans for the replacement hedge in the parking lot near the City's pump station are underway, which will be coordinated with the City. Trimming of the Hydrangea's near Buildings Two, Three and Four will open up those areas providing improved security while maintaining privacy for those guest rooms. Trimming will also be done of the Hollywood Juniper near Building One.

Bids are being prepared for the addition of river rock in the bed between Buildings Three and Four. This will help with the problem of bark on the sidewalks and improve the appearance of the grounds. Gary Bauer asked about the city's plans for the retaining wall near the pump station and its impact on the grounds/parking area.

VVA Report

Given in the Committee Reports.

Old Business

None to report.

New Business

The Board discussed the recent quote received for Earthquake & Flood insurance policies. The Association has not had this coverage due to the high cost of the premiums and the minimal payout in comparison to values. As the Broker noted, "the payout would be a fraction of the actual value." Current premium quotes were approximately \$210,000 per year. Based on the cost of the premiums, the high deductibles, no personal property coverage, and the challenges associated with attempting to rebuild/repair, the Board chose to forego obtaining the coverage as determined in previous reviews.

2024 Budget

Gary Bauer moved to adopt the proposed 2024 budget for the 403/ Association as presented, **seconded** by Linda Somner and **passed** unanimously. Doug and Jennifer will prepare an outline to accompany the budget summary for the Annual Meeting Notice.

Annual Meeting

The Board reviewed plans for the 2024 Annual Meeting. Donations for the year will be given to the Cannon Beach Volunteer Fire Department, Cannon Beach Food Pantry and Friends of Haystack Rock. Catering will be coordinated with Sage Bleu Catering and staff will contact Martha Stokes for the needs of the Decorating Committee.

Doug shared that he was contacted on the issue of secret ballots, versus standard ballots and concerns of voter privacy. Following discussion, the Board agreed to keep the ballots as they were prepared by the attorney and not make a change to a secret ballot.

Announcements

Board Meeting Schedule

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

Saturday February 3rd, 2024 – Annual Meeting

Adjournment

There being no further business the Association Board of Directors meeting was adjourned at 6:23 PM.