



CONDOMINIUM HOMEOWNERS' ASSOCIATION, Inc.  
BOARD OF DIRECTORS MEETING  
June 18<sup>th</sup>, 2024  
REMOTE MEETING

**Call to Order**

The meeting of the Tolovana Inn Condominium Homeowners' Association Board of Directors was called to order at 4:12 PM.

**In Attendance**

Chairman, Daniel Casey; Treasurer, Gary Bauer; Directors, Bob Dedrick and Linda Somner.

**Members Absent**

Secretary, Debbi Stone and Directors, Steve Mozinski and David Louie.

**Others in Attendance**

Doug Nealeigh, Phil Beilke and Jennifer Rice-Borgerson from Vacation Villages of America, Inc. Brady Wilkerson, Brett Wilkerson, Kevin White and Maili Morrison from Coho Management.

**Minutes Approval**

Bob Dedrick **moved** to approve the minutes of the May 20<sup>th</sup> Board meeting as presented. **Seconded** by Gary Bauer and **passed**.

**Correspondence**

Dr. Casey received a call from Steve Mozinski, who submitted his resignation from his position on the Board of Directors.

**Treasurer's Report - Gary Bauer**

Gary reviewed the draft May 2024, 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 year to date. Net income is below budget for the month and exceeds budget for the year. Cash accounts were reviewed.

Bob Dedrick **moved** to approve the draft May 2024 Association financial statement as presented. **Seconded** by Linda Somner and **passed**.

**Committee Reports**

**Exterior/Common Area - Doug Nealeigh**

The elevator modernization has been rescheduled to October by Thyssen Krupp due to a delay in obtaining necessary parts.

## **Old Business**

### **Fire Suppression System Options – Doug Nealeigh**

NW Fire Systems was recommended by Bell-Anderson Insurance as a resource for fire suppression system options. The cost to retrofit a sprinkler system at the Inn would cost roughly \$1,000,000 based on early estimates.

### **CAT Tax – Phil Beilke**

The CAT Tax passthrough was put into effect earlier this month. So far, there has been very little pushback from guests as the amount is minimal. The tax is being collected from guests to offset the charge paid by the hotel. The Board discussed other pass-through fees and the need for more information/examples. Phil and Brett spoke about guest fees of competitor properties. Coho Management will share their experience with facilities fees at a future meeting.

### **Insurance Note – 402/403 – Doug Nealeigh**

The note between the LLC and Association was signed for \$264,243 at 3.5% interest for 4 years/48 months to accommodate the insurance premiums effective April 1<sup>st</sup>, 2024.

## **New Business**

The Board discussed the vacant position due to Steve's resignation and whether to fill the position and committee assignment by appointment. The Board discussed the importance of inviting younger owners to participate.

## **Announcements**

### **Proposed Meeting Schedule:**

July – August – No Meeting

Thursday September 26th, 2024 4 PM via Zoom

Monday October 21st, 2024 – ON SITE 9 AM

Wednesday November 20th, 2024 – 4 PM via Zoom BUDGET

Saturday December 14th, 2024 – Holiday Party

Thursday January 9<sup>th</sup>, 2025 – 4 PM via Zoom BUDGET

Saturday February 1st, 2025 – ANNUAL MEETING

## **Adjournment**

There being no further business the meeting was adjourned at 5:02 PM.

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