



CONDOMINIUM HOMEOWNERS' ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
January 8th, 2026
REMOTE MEETING

Call to Order

The meeting of the Tolovana Inn Condominium Homeowners' Association Board of Directors was called to order at 5:02 PM.

In Attendance

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

Members Absent

Director, Scott Whipple.

Others in Attendance

Owner/Land Lease Committee Chair, Daniel Casey. Chad Naeve, Amy Hirahara and Jennifer Rice-Borgerson from Vacation Villages of America, Inc.

Minutes Approval

Debbi Stone **moved** to approve the minutes of the November 20th, 2025 Board of Directors meeting as presented. **Seconded** by Sandy Miller and **passed**.

Correspondence

Sandy Miller Resignation

The Board received a letter of resignation from Sandy Miller who will not be available following the Annual Meeting. Bob thanked Sandy for her many years of service and dedication to the Board and ownership. Sandy expressed her appreciation to the Board for their support.

Treasurer's Report

2026 Association Budget

Chad reviewed the 2026 draft Association budget citing changes since the December review meeting.

Nancy Boden-Rokus **moved** to approve the 2026 Association budget as presented. **Seconded** by Debbi Stone and **passed**.

Old Business

Mo's Insurance Update - Land Lease

Daniel Casey updated the Board about a meeting held with Jim Hunt from Acrisure to review the insurance requirements in the Land Lease with Mo's. Though the liability insurance meets requirements, certification of the property coverage is still yet to be confirmed. Jim Hunt has offered to reach out to Mo's insurance broker for confirmation (with the Board's authority).

David Louie **moved** to authorize Jim Hunt to contact Mo's insurance broker for confirmation on property coverage as outlined in the Land Lease. **Seconded** by Debbi Stone and **passed**.

New Business

2026 Election

Three positions available and three candidates have confirmed to be running in the election. Two, three-year positions and one, two-year position.

Annual Meeting Plans

The Board agreed to the following plans for the Annual Meeting;

Saturday Continental Breakfast

Saturday General Session

Saturday Board of Directors Meeting

Saturday Afternoon Reception

David's Chair

Jennifer and Chad shared about their recent meeting with David's Chair and Friends of Haystack Rock regarding the Design Review Application. After learning more details about the program and the amount of commitment involved, the Agent is not in a position to recommend the project.

David Louie **moved** to communicate to the City of Cannon Beach, David's Chair and Friends of Haystack Rock that the Association cannot support this project as discussed. **Seconded** by Debbi Stone and **passed**. Daniel shared he supported the Board's decision on this issue.

Announcements

Meeting Schedule:

February 7, 2026 - On Site Annual Meeting

Adjournment

There being no further business, the meeting was adjourned at 5:24 PM.

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