



CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
ANNUAL OWNERS MEETING

February 4th, 2023

Tolovana Inn – Main Conference Room, Tolovana Park, Oregon

MINUTES

Call to Order

The Annual Meeting of the Tolovana Inn Condominium Homeowners' Association was called to order by Chairman Daniel Casey at 9:00 AM.

Presentation of Donations

Marilyn Dwyer – Cannon Beach Food Pantry

Daniel Casey introduced Marilyn Dwyer, Secretary of the Cannon Beach Food Pantry which is celebrating 10 years in operation. She shared about events and service opportunities the Food Pantry participates in, which are all supported by volunteers. The Food Pantry has remained open through COVID-19 in service to the needs of the community. She thanked the owners for their continued support of their organization so the Food Pantry can continue assisting the residents and workers of Cannon Beach.

Donations were also given to the Friends of Haystack Rock and the Cannon Beach Fire Department.

Introduction of Board and Owners

Chairman Casey introduced members of the Board of Directors and asked owners to introduce themselves and their guests. Daniel Casey welcomed the ownership and expressed his appreciation for being able to meet in person after a three year absence. A moment of silence was observed in honor of the members who have passed away since the last in person meeting.

Proof of Meeting Notice/Quorum Determination - Agent

As required in the By-Laws, the Agent (VVA) sent a meeting notice to all owners on January 12th, 2023. Chairman Casey reported that 53.59% of owners were present and 21.2% were represented by proxy for a total quorum of 74.8%.

Approval of the 2020 Annual Meeting Minutes

David Louie **moved** to approve the minutes of the 2020 Annual Meeting as presented. **Seconded** by Marilyn Dedrick and **passed**.

Chairman's Report – Daniel Casey

He reported that 2022 was another record setting year for revenue at \$7,237,476, which also equates to record setting distributions to owners. Gary Bauer will report more on statistics later in the meeting. The Common Areas Committee has had another busy year which Steve Mozinski will detail in his report. Bob Dedrick and the Interiors Committee have been actively keeping up with Interior renovations which he'll report on in the LLC Meeting. Daniel thanked Ralph Vranizan for his contributions to the Budget Committee this year and Martha Stokes and her Decorating Committee for their contributions to the festivities this weekend. An owner reception will be held at 3 PM in the main conference room. He thanked the Board for their hard work and dedication to the Tolovana Inn on behalf of all owners. They contribute time, experience, and care in conducting the necessary business of the Inn.

Committee Reports:

Grounds/Landscaping – Sandy Miller

The Committee has continued with the maintenance schedule as recommended by Cannon Beach Landscape, who continues to do a fine job taking care of the property. Slides of grounds improvements were shared in the report.

Sandy reported activity on the grounds over the past years; tree thinning projects, bark removal and replacement with river rock in the flower beds near the Lodge Building, updating plant material and the completion of the Hemlock Street/Warren Way intersection re-design.

This year, the Committee will be exploring the addition of a patio on the north side of the Lodge Building near the barbecue area, similar to the patio area near Building Three. A second barbecue is being considered at the south end of Building Three and the removal of the overgrown New Zealand Flax.

Common Areas – Steve Mozinski

Steve reviewed 2022 general and reserve projects which included slides. Major projects completed in 2022 included; elevator flooring replacement in all four elevators, parking lot sealcoat and re-striping, pool exhaust fan replacement, Spectrum fiber upgrade from coax, Building Two walkway carpet installation, Terra Firma crawl space water remediation in Building Two, roof access door replacements on Buildings Two and Three, and touch up painting on all buildings.

2023 projects will include, Building Four east end siding and window replacements, Building Two elevator modernization, Building Three tankless water heater installations, Building Two walkway window replacements, mansard re-siding, siding replacement repairs in various areas, sliding glass door replacements, continued touch-up painting and the replacement of the Natural Gas risers.

Treasurer's Report – Gary Bauer

Gary reviewed the financial activity of the Corporation for 2022 which was presented with slides that included 2023 budget data. Year-end financial statistics were reviewed in comparison to the 2022 budget.

Nominating Committee Report and Introduction of Nominees/Conduct Election

Two positions are available for the 2023 election. This year's candidates are Bob Dedrick and Linda Somner who were introduced and asked to speak to the members.

Chairman Casey opened nominations from the floor, none were received, and nominations were closed.

It was **moved** and **seconded** from the floor to elect the two candidates as presented by acclamation. Motion **passed**.

David Louie **moved** to ratify the actions of the Board of Directors for 2022, **seconded** by Marilyn Dedrick and **passed**.

David Louie **moved** to adopt revenue ruling 70-604 for 2023. The motion was **seconded** by Marilyn Dedrick and **passed**.

Old Business

EV charging issues were discussed and questions answered by Doug Nealeigh.

New Business

None.

Adjourn

There being no further business, Chairman Daniel Casey adjourned the annual meeting at 10:05 am.

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