



**(RENTAL POOL) LIMITED LIABILITY COMPANY  
ANNUAL MEMBERSHIP MEETING**

**February 7<sup>th</sup>, 2026**

**Tolovana Inn, Main Conference Room, Tolovana Park, Oregon**

**MINUTES**

**Call to Order**

The Annual Meeting of the Tolovana Inn LLC was called to order by Chairman Bob Dedrick at 10:38 AM.

**Approval of the 2025 Annual Meeting Minutes**

Bill Grennan **moved** to approve the 2025 Annual Meeting minutes as distributed. The motion was **seconded** by Sheryl Byerly and **passed**.

**Treasurer's Report - Chad Naeve for Linda Somner**

**2025 Review and 2026 Budget**

Chad Naeve reviewed the LLC financial summaries for 2025 activity and the 2026 budget. Year-end cash positions for the LLC were reported.

**Conduct Election**

Bill Grennan **moved** to ratify the actions of the Managing Members for 2025. The motion was **seconded** by Daniel Casey and **passed**.

**Interior Committee Report - Chad Naeve for Sandy Miller**

Chad reviewed the interior projects for 2025, citing the end of a successful multi-year interior renovation project. Sico Bed replacements have been added to the interior plans starting in 2025. With the completion of full renovations, the committee will focus on specific items the renovations did not cover, i.e. dining room chairs, cabinet repairs, sofas, and Sico Bed replacements.

2025 projects included completion of all 93 unit renovations, installation of 11 new Sico Beds and updates to kitchen inventories.

2026 projects will include continued updates of sofas, dining chairs, Sico Beds, preventative maintenance and cabinet painting. New owner closet locks will also be installed.

**Managing Agent's Report - Chad Naeve**

Chad expressed his commitment to continuing the outstanding relationship between VVA/Coho and Tolovana Inn. He shared some features/programs the agent invests in to improve guest experiences and generate data for future management plans. Revenue for 2025 was reported, which was up (again) over prior year and set new records. Back unit rentals from the re-organization for online sales/Online Travel Agents were reviewed.

**Marketing Report - Maili Morrison, Coho Management**

Maili spoke in more depth about Online Travel Agents (OTA's), software the agent uses for marketing/performance and room types in inventory. Marketing plans for Tolovana include a target for more direct sales. Social media campaigns will continue. Statistics were shared for marketing efforts and their return on investment. Technical tools for web channels and other measures were explained.

Owners were invited to contact the “owner line” to connect with staff about their unit. Many times this owner line will go directly to Amy Hirahara, General Manager. The new guest texting service was reviewed. Maili fielded questions from the floor.

15 groups were hosted at the Inn in 2025 generating \$136,000 in revenue. 2026 is expected to be even more successful with new business being scouted by Julie, Sales Manager, with a focus on shoulder season groups. Group catering options were shared. Maili answered questions about group sales, target markets, and explained more about the reward programs.

Owners were reminded to use their owner maintenance card, included with their check-in materials.

The owners thanked Amy Hirahara and Michelle O’Brien for the welcome gifts in the units.

**Old Business**

None to report.

**New Business**

None to report.

**Announcements**

It was announced that there will be an owner’s reception in the conference room at 3:00 PM.

**Adjourn**

There being no further business the meeting was adjourned at 11:45 AM by Chairman Bob Dedrick.

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