



CONDOMINIUM HOMEOWNERS' ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
January 9th, 2025
REMOTE MEETING

Call to Order

The meeting of the Tolovana Inn Condominium Homeowners' Association Board of Directors was called to order at 4:01 PM.

In Attendance

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

Members Absent

None.

Others in Attendance

Doug Nealeigh, Chad Naeve and Jennifer Rice-Borgerson from Vacation Villages of America, Inc. Dennis McKibban from Coho Management.

Minutes Approval

Bob Dedrick **moved** to approve the minutes of the December 17th Board meeting as presented. **Seconded** by Nancy Boden-Rokus and **passed**.

Correspondence

None to report.

Treasurer's Report - Linda Somner/Doug Nealeigh

2025 Budget Review

Doug reviewed the budget process to date and reported on the projects being scheduled to minimize 2024 year end tax liability. Daniel shared his discussion with the Association's CPA who stated prior year loss carry forwards are used offset net profit. Doug reminded that a budget summary will be included in the Annual Meeting Notice being sent soon. Bob Dedrick **moved** to adopt the 2025 Association budget as presented. **Seconded** by Debbi Stone and **passed**.

Old Business

Board vacancies were discussed. The agent reported that there are three candidates running for the three vacant positions. Nancy Boden-Rokus, Sandy Miller and Scott Whipple will be included on the proxy.

Annual Donations

Cannon Beach Food Pantry - \$1,000

Friends of Haystack Rock - \$750

Cannon Beach Fire Department - \$750

Bob Dedrick **moved** to proceed with the donation allocation as presented. **Seconded** by Linda Somner and **passed**.

New Business

Signature Cards

Staff reported on the status of the Association and LLC signature cards, and how they will be impacted with the new members elected in February. The next Board will be prepared to assign officer positions at the Election of Officers meeting following the annual meeting. After the officer assignments, signers can be determined.

Staff will contact the decorating committee chair to confirm plans for the Annual Meeting. This year's annual meeting will include a continental breakfast, general session, election of officers meeting and owner's reception on Saturday afternoon.

Announcements

Proposed Meeting Schedule:

Saturday February 1st, 2025 – ANNUAL MEETING

Adjournment

There being no further business the meeting was adjourned at 4:42 PM.

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