



**(RENTAL POOL) LIMITED LIABILITY COMPANY
MANAGING MEMBERS MEETING**

**January 9th, 2025
REMOTE MEETING**

Call to Order

The meeting of the Tolovana Inn LLC Managing Members was called to order by Chairman Casey at 4:42 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 David Louie and **passed**.

Correspondence

None to report.

Treasurer's Report - Doug Nealeigh

2025 Budget Review

Doug reviewed the 2025 LLC budget citing updates since the last meeting. Debbi Stone **moved** to adopt the 2025 LLC Budget as presented. **Seconded** by Bob Dedrick and **passed**.

Committee Reports

Interiors Report - Bob Dedrick

Bob reported on the current set of renovations which will be completed by mid-March. The remaining 18 units will be completed by year end 2025. Deep cleaning and in-unit inventories continue.

Revisions were made to the interior audit report which was shared with the Board in advance of the meeting. Bob is pleased with the updates and the number of projects that will be addressed. Sico bed options were reviewed. Doug reminded that the Board needs to decide on the policy for Sico bed replacements/cost responsibility as discussed at the last meeting.

The Board discussed the current "standard bed" policy, where owners decide on the bed type, but the expense of replacing a Sico bed would fall to the owner. The consensus of the Board is that owners should decide on the bed type in their unit(s). Doug spoke about revenue expectations and whether the LLC budget could accommodate certain projects on the low priority audit list. The Board agreed, for the current round of renovations, the new Sico beds should replace the old/existing Sico beds at the expense of the LLC as a test run on the product.

VVA Report – Doug Nealeigh

Doug gave a brief update on operations, 2024 set a new record, exceeding \$8 million in revenue. December was another record-setting month. Year to date revenue finished \$930,000 ahead of prior year. The Advance Deposit balance finished 15% above prior year. A new marketing campaign is in place promoting future bookings. The new Director of Sales is working with the on-site team to build off season bookings.

Current common area projects include, the trash compactor repair project, and the Building Three elevator rebuild.

Trees around the property have been trimmed and some had damaged limbs removed.

The new General Manager, Amy Hirahara, started this week and is on-boarding with Chad and Dennis. JaLene will be back to work after maternity leave next week.

Doug shared about the recent changes to staff. He answered questions about on site and VVA staff expectations. Operating Manager positions were explained.

Old Business

Door Lock Project Update

Product continues to be delivered for the project, which will begin following the Annual Meeting.

Spectrum Cable

Negotiations continue with Spectrum to satisfy the agreed upon services in the contract. Dennis is working with the maintenance team on alternatives for the units affected. The Board discussed the interruption to cable access. Staff will continue to work with Spectrum to resolve this issue.

Announcements

Proposed Meeting Schedule:

Saturday February 1st, 2025 – ANNUAL MEETING

Adjournment

There being no further business the meeting of the Managing Members was adjourned at 6:43 PM. An executive session was convened immediately following adjournment. The Board adjourned executive session and reconvened in general session at 8:00 PM and adjourned at 8:33 PM.

New Business

The Board discussed the results of the appeal with the Clatsop County Board of Commissioners for the 1% transient lodging tax imposed without notice to Tolovana. Doug answered questions about the process and lack of cooperation from the County despite legal support and assistance from State Representative Suzanne Weber. Regardless of the County's error in not notifying the operator and/or condominium owners of the new tax, the Commissioners were not willing to make concessions for the tax or penalties imposed on the Inn contrary to their initial statement.

Debbi Stone **moved** to reimburse VVA for 50% of the uncollected county transient lodging tax (the first 20 months), as the Inn had not been notified of the change by Clatsop County. **Seconded** by Nancy Boden-Rokus and opened for discussion. **Motion passed.** Doug thanked the Board for their time and support resolving this issue.