



TOLOVANA INN

CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC. BOARD OF DIRECTORS MEETING (403)

September 28th, 2023
Remote Meeting

Call to Order

The September 28th, 2023, Tolovana Inn Condominium Homeowner's Association, Inc. Board of Directors meeting was called to order by Chairman, Daniel Casey at 4:12 PM.

Members Present

Chairman, Daniel Casey; Treasurer, Gary Bauer; Directors, Bob Dedrick, Sandy Miller and Steve Mozinski.

Members Absent

Secretary, Debbi Stone and Director, Linda Somner.

Others Present

Owner, Ted Calouri. Doug Nealeigh, Phil Beilke, JaLene Fitzgerald and Jennifer Rice-Borgerson from Vacation Villages of America, Inc.

Minutes Approval

May 22nd, 2023, Board of Directors Meeting Minutes

Bob Dedrick **moved** to approve the minutes of the May 22nd, 2023; Board Meeting as presented. **Seconded** by Gary Bauer and **passed**.

Correspondence

None to report.

Treasurer's Report - Gary Bauer

Gary reviewed the draft August, year to date financial statement. Income is in line with budget for the month and the year. Operating expenses exceed budget for the month and are below budget year to date. Repair and maintenance expenses are below budget for the month and exceed budget for the year. Other expenses exceed budget for the month and are below budget year to date. Net income is below budget for the month and exceeds budget for the year. Cash accounts were reviewed along with updates to balances and FDIC limits. Staff will prepare a recommendation for consolidating accounts within the same banks for the October meeting.

Bob Dedrick **moved** to approve the draft May - August 2023 Association financial statements as presented. **Seconded** by Sandy Miller and **passed**.

Committee Reports

Exteriors/Common Areas - Steve Mozinski

Steve reported on Common Area project updates since the last meeting, replacing missing/damaged shingles, touchup painting throughout the property, cleaning sidewalks, completion of painting and new flooring in the Lodge Building main level restrooms and refurbishing the compactor.

Thyssen Krupp reported that all parts for the Building Two elevator modernization are available. The project is tentatively scheduled to begin on October 9th with an anticipated completion date of November 3rd.

TerraFirma completed their annual maintenance/inspection of the Building Two crawl space. Equipment was serviced and drainage tested, there were no signs of moisture. Steve shared examples of the comprehensive list of items in TerraFirma's check list. There was discussion on whether the inspection should be scheduled annually.

Doug met with Spectrum Cable to coordinate the television cable update project for the property. The project will include installation of new cable boxes for all televisions. The project is expected to begin in early October and take two weeks to complete. This project is related to Spectrum's recent installation of new fiber to each of the buildings. The update will include the addition of a channel line-up "guide", as well as an enhanced sports package which will feature expanded coverage of regional games not previously included. Phil will look into the availability of a Tolovana Inn specific landing page with the updated cable television service and will report more at the October meeting.

Walkway railing projects to repair the powder coating have been scheduled along with completion of the mansard shake replacements, both will be contracted with T & H Homebuilders. Steve and Doug answered questions about project specifics.

Grounds – Sandy Miller

Cannon Beach Landscape is coordinating the removal of the New Zealand Flax, which will require an excavator. They hope to have the project completed in time for the on-site Board meeting. When this area is replanted, river rock will be used versus bark. Tree trimming will be included in the 2024 landscape budget to avoid damage to trees from heavy winds. Services will be contracted to Bigby Tree Service out of Astoria. Tree areas on the property were discussed in more detail.

The invoice for work done on the bed on the north side of Building Two has been sent to Mo's. No response and or payment has been received so far. Other projects on the grounds will include; "dead heading" many of the perennials, winterizing the irrigation systems, and preparing the property for the fall/winter season.

VVA Report

Given in the Committee Reports.

Old Business

None to report.

New Business

None to report.

Announcements

Board Meeting Schedule

Monday October 23rd, 2023 – **On Site 9 AM (8:30 AM Continental Breakfast)**

Tuesday November 21st, 2023 – Budget Meeting via Zoom 4 PM

Saturday December 9th, 2023 – Embassy Suites Washington Square

Wednesday January 3rd, 2024 – Budget Meeting via Zoom 4 PM

Saturday February 3rd, 2024 – Annual Meeting

Adjournment

There being no further business the Association Board of Directors meeting was adjourned at 5:06 PM.