



TOLOVANA INN

(RENTAL POOL) LIMITED LIABILITY COMPANY MANAGING MEMBERS MEETING

June 18th, 2024
REMOTE MEETING

Call to Order

The meeting of the Tolovana Inn LLC Managing Members was called to order by Chairman Casey at 5:02 PM.

In Attendance

Chairman, Daniel Casey; Treasurer, Gary Bauer; Directors, Bob Dedrick, and Linda Somner.

Members Absent

Secretary, Debbi Stone and Directors, Steve Mozinski and David Louie.

Others in Attendance

Doug Nealeigh, Phil Beilke and Jennifer Rice-Borgerson from Vacation Villages of America, Inc. Brady Wilkerson, Brett Wilkerson, Maili Morrison and Kevin White from Coho Management.

Minutes Approval

Bob Dedrick **moved** to approve the minutes of the May 20th Board meeting as presented. **Seconded** by Linda Somner and **passed**.

Correspondence

Dr. Casey received the voting proxy of Secretary Debbi Stone for the purposes of conducting business in today's meeting.

Treasurer's Report - Gary Bauer

Gary reviewed the draft May, year to date financial statement. Income exceeds budget for the month and year. Operating expenses are below budget for the month and year to date. Repair and maintenance expenses exceed budget for the month and are below budget for the year. Other expenses exceed budget for the month and year to date. Net income is below budget for the month and exceeds budget for the year. Cash accounts were reviewed.

Bob Dedrick **moved** to approve the draft May 2024 LLC financial statement as presented. **Seconded** by Linda Somner and **passed**.

Committee Reports

Interiors Report - Bob Dedrick

The interior renovation plan will begin again in mid-September.

VVA Report - Doug Nealeigh

Operating statistics reviewed in the Treasurer's Report.

Old Business

Interior Audits - Phil Beilke

Phil shared preliminary interior audit results via PowerPoint. Ultimately, this will be a comprehensive plan for the interiors based on actual need, in addition to the approved renovation schedule. Trends

were reviewed. The results of the audits will also be a tool used for the development of future budgets. In-house versus contracted projects were discussed. Electrical challenges are being addressed for back bedroom updates (fridge/microwave/coffee maker). Bob shared his concerns about the back bedroom updates and the esthetics of the project. Staff offered to send mock-up photos of the coffee bar for the Board's review. Other bids for electrical are being solicited. Phil hopes to have the final inspection results ready to report at the September Board meeting.

New Business

None to report.

Announcements

Proposed Meeting Schedule:

July – August – No Meeting

Thursday September 26th, 2024 4 PM via Zoom

Monday October 21st, 2024 – ON SITE 9 AM

Wednesday November 20th, 2024 – 4 PM via Zoom BUDGET

Saturday December 14th, 2024 – Holiday Party

Thursday January 9th, 2025 – 4 PM via Zoom BUDGET

Saturday February 1st, 2025 – ANNUAL MEETING

The Board convened in Executive Session to discuss issues relating to owners, long term rentals and legal issues.

Bob Dedrick **moved** that the Board convene in Executive Session at 5:49 PM, **seconded** by Linda Somner and **passed unanimously**.

Bob Dedrick **moved** that the Board exit Executive Session and reconvene in General Session at 6:50 PM. **Seconded** by Linda Somner and **passed unanimously**.

Adjournment

There being no further business the meeting of the Managing Members was adjourned at 6:51 PM.

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