



CONDOMINIUM HOMEOWNERS' ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
February 7th, 2026
Tolovana Inn, Executive Board Room, Tolovana Park, Oregon

Call to Order

The meeting of the Tolovana Inn Condominium Homeowners' Association Board of Directors was called to order at 12:00 PM.

In Attendance

Bob Dedrick, Debbi Stone, David Louie, Scott Whipple and newly elected members; Daniel Casey, Marilyn Dedrick, Nancy Boden-Rokus and Linda Somner.

Members Absent

None.

Others in Attendance

Chad Naeve and Jennifer Rice-Borgerson from Vacation Villages of America, Inc.

Swearing In of New Members

Exiting Chairman Bob Dedrick swore in new members Daniel Casey, Marilyn Dedrick and Linda Somner to the Board of Directors.

Election of Officers

David Louie **nominated** Debbi Stone as Secretary and Linda Somner as Treasurer. **Seconded** by Scott Whipple **passed unanimously**.

A manual vote of the members for Chairman resulted in the election of Daniel Casey.

Correspondence

None to report.

Committee Assignments

Chairman Casey assigned the following committees:

Exterior/Common Area - David Louie

Grounds - Nancy Boden-Rokus

Old Business

Scott Whipple gave an update his meeting with the attorney provided by Bob Dedrick for use with the land lease. Concerns, discussed were high hourly rates and the firm not offering litigation services.

Chad Naeve reported that former Board Chairman Bob Dedrick approved Kyle Sturm (Foreman, Sturm & Thede) to represent the Association to create a timeline of the restaurant/property leases and issue an opinion to the Board, which can be taken to another firm if desired. Materials supplied to the attorney were discussed. Chad will connect with Kyle to arrange delivery of necessary historical documents.

Daniel Casey is seeking more legal recommendations/contacts for the Board's consideration. The full insurance policy was shared with Tolovana's broker and he's shared his favorable opinion on the coverage.

The Board discussed the Blink EV Chargers. They've been unreliable and repairs do not seem to be helping. Chad and Amy will investigate options.

Wi-Fi strength/consistency issues were reviewed. Chad is researching options for the term of the existing support contract.

New Business

Signature Cards

Will be updated via Board motion at the March meeting.

The Board will review their 2026/2027 meeting schedule in March. The 2026 on site meetings will be Monday 5/18 and Monday 10/19.

Announcements

Next Meeting:

March 19th, 2026 – 5 PM via Zoom

Adjournment

There being no further business the meeting was adjourned at 1:04 PM.

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