



TOLOVANA INN

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

January 4th, 2023

Remote Meeting

Call to Order

The January 4th, 2023, Tolovana Inn Condominium Homeowner's Association, Inc. Board of Directors meeting was called to order by Chairman, Daniel Casey at 4:02 PM.

Members Present

Chairman, Daniel Casey; Secretary, Debbi Stone; Treasurer, Gary Bauer; Directors, Bob Dedrick, Brent Somner, Sandy Miller and Steve Mozinski. Owner Representative to the Budget Committee; Ralph Vranzian.

Members Absent

None.

Others Present

Doug Nealeigh and Jennifer Rice-Borgerson from Vacation Villages of America, Inc.

Minutes Approval

November 16th, 2022, Board of Directors Meeting Minutes

Gary Bauer **moved** to approve the minutes of the November 16th, 2022; Board Meeting as presented. **Seconded** by Bob Dedrick and **passed**.

Correspondence

None to report.

Treasurer's Report - Gary Bauer

Gary reviewed the November 2022/Year to Date draft financial statements. Income is in line with budget for the month and the year. Operating expenses are below budget for the month and year to date. Repair and maintenance expenses exceed budget for the month and for the year. Other expenses exceed budget for the month and year to date. Capital Projects are below budget for the month and exceed budget year to date. Net income is below budget for the month and for the year. Cash accounts were reviewed.

Bob Dedrick **moved** to approve the draft November 2022 draft 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; repairs done under the buildings seem to be holding up well, moisture and odors have not been detected when inspected. Walkway window replacements are expected to begin in early February. Due to manufacturer delays, the tankless water heater in Building Three will be installed this fall, Building Four siding and window projects will take place in April along with the south door replacement in the Lodge Building. Bids are being solicited for the replacement of the natural gas risers for Buildings Two and Three. The Building Two elevator modernization project is still pending updates from Thyssen Krupp.

Steve described some of the siding damage he noticed on his last visit. Doug confirmed the areas cited are included in future repair schedules with T & H Homebuilders. Specifics on mansard repairs were discussed.

The Board discussed more durable options for the natural gas regulator hardware.

Bob asked about the drains near the property entry and whether they have been maintained. Doug will investigate and apprise the Board of his findings. The high-water tables and king tides have affected drainage.

Grounds – Sandy Miller

Doug has been in touch with Rita Frailey about adding Skimmia in the Lodge Building flower beds as well as preparations on the grounds for the Annual Meeting.

The bark has been removed and river rock installed in the beds behind the Lodge Building. Some trees were damaged in recent storms. Staff will investigate whether landscape damage is covered by current insurance policies. Tree maintenance was discussed. Sandy will be on site near the end of the month to determine replacement materials.

Doug answered questions about the local elk herds damaging on site plant material and the reduction to the property's rabbit population.

VVA Report

Given in Committee Reports.

Old Business

Mo's Lease Update – Daniel Casey

Daniel was able to connect with Stephen Russell (retired attorney) who has assisted Tolovana with legal matters over the years. Landye Bennett Blumstein has closed their Portland office and have relocated their archived documents. Engaging a local title company was suggested by Stephen Russell. Steve Mozinski was able to locate a version of the lease with Mo's on his visit to the Clatsop County Clerk. The Board discussed the significance of the information included in the lease found by Steve. Other avenues to locate the full lease were discussed. Doug will contact John Nelson (Nelson/Nevan) to determine if the family has a copy to share. The Board will discuss engaging Ticor Title for assistance at the next Board meeting.

New Business

Annual Meeting

Election/Nominating Committee

Bob Dedrick agreed to run for a second term in the upcoming election. Brent Somner will not be running for another term, but his wife, Linda Somner has agreed to run for the open position. Brent shared about Linda's background and the assistance she could provide as a member of the Board.

Following the adjournment of the Budget Committee's review of the updated 2023 budgets, Bob Dedrick **moved** to adopt the 2023 Association budget as presented. **Seconded** by Debbi Stone and **passed**.

Announcements

Board Meeting Schedule

February 4th, 2023 – On Site Annual Meeting

Daniel has received a draft of the Annual Meeting Notice from Jennifer in preparation for publication to the ownership.

Adjournment

There being no further business the Association Board of Directors meeting was adjourned at 5:31 PM.

The Budget Committee convened a meeting to review the 2023 budget following the adjournment of the Board meeting.