



CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
ANNUAL OWNERS MEETING

February 7th, 2026

Tolovana Inn – Main Conference Room, Tolovana Park, Oregon

MINUTES

Call to Order

The Annual Meeting of the Tolovana Inn Condominium Homeowners' Association was called to order by Chairman Bob Dedrick at 9:01 AM.

Presentation of Donations

Friends of Haystack Rock

The organization is holding a beach clean up today and could not attend. Bob shared the years of support and connection with the Friends of Haystack Rock and wished them well at their event today

<https://www.friendsofhaystackrock.org/>

Cannon Beach Food Pantry – Andrea Kelly, Board Secretary

Andrea Kelley reviewed updates to the Pantry's services; they have moved into a new building and due to increasing need, continued support by organizations like Tolovana are vital and appreciated. Andrea thanked the Cannon Beach Fire Department for their assistance with building damage suffered at their previous location.

<https://cannonbeachcommunityfoodpantry.com/>

The Cannon Beach Fire Department – John Jerome, Fire Marshal

John spoke to services the Cannon Beach Fire Department provides locally, including helping with the damage to the Cannon Beach Food Pantry earlier this year. He thanked the owners of Tolovana Inn for their support.

<https://www.cbfire.com/>

Introduction of Board and Owners

Chairman Dedrick introduced himself and asked the Board Members and owners to introduce themselves and their guests.

Proof of Meeting Notice/Quorum Determination - Agent

As required in the By-Laws, the Agent (VVA) sent a meeting notice to all owners on January 19th, 2026. Chairman Dedrick reported that 51.742% of owners were present and 22.095% were represented by proxy for a total quorum of 73.837%.

Approval of the 2025 Annual Meeting Minutes

It was **moved** from the floor to approve the minutes of the 2025 Annual Meeting as presented. The motion was **seconded** and **passed unanimously**.

Chairman's Report – Bob Dedrick

Bob reported that 2025 was another successful year for revenue, finishing ahead of prior year and setting a new record. VVA will report more on operating statistics later in the meeting. He shared his personal history with Tolovana Inn going back to his parents who were original owners and also active on the Board. He reviewed the reports upcoming in both meetings, including committee reports.

Committee Reports:

Grounds/Landscaping – Nancy Boden-Rokus

Nancy reported on projects completed since the last annual meeting, presented with photos; additional boulders added to Building One, plantings added to beds near Building Three, pavers added for second barbecue area, brush clean up and tree trimming along Hemlock Street.

The contract with Cannon Beach Landscape will continue in 2026.

Common Areas – David Louie

David reported Common Area projects for 2025 accompanied by slides; a new treadmill and multi-gym for the fitness center, Building One gas piping replacement, new ice machine, Building Three elevator modernization project, completion of property wide entry door lock project, new ADA pool lift, new maintenance truck, Building Four walkway carpet and railing replacements, parking lot repairs in preparation for upcoming asphalt overlay in 2026.

2026 project will include; replacement of the trash compactor, parking lot curb repairs, siding and window replacements for the Lodge Building, six sliding glass door replacements (which will complete this project), Wi-Fi infrastructure upgrades.

Bob Dedrick spoke about the reserve fund and associated project included in David's committee. The reserve fund helps to pay for unexpected projects that cannot be accommodated in the general operating fund.

Treasurer's Report – Chad Naeve for Linda Somner

Chad reviewed Association financial information for 2025 and the budget for 2026. He explained the increase in Association fees and cited the expenses that made the increase necessary. Facility fees were implemented in 2025 which has helped with project funding. Year end cash positions were reported.

Nominating Committee Report and Introduction of Nominees/Conduct Election

Three positions are available for the 2026 election. This year's candidates are Daniel Casey, Marilyn Dedrick and Linda Somner (incumbent).

Chairman Dedrick opened nominations from the floor, none were received and nominations were closed.

Art Hess **moved** and to elect the three candidates as presented by acclamation. **Seconded** by Judy Myers. Motion **passed**.

Marilyn Dedrick **moved** to ratify the actions of the Board of Directors for 2025, **seconded** by Bill Grennan and **passed**.

Marilyn Dedrick **moved** to adopt revenue ruling 70-604 for 2026. The motion was **seconded** by Bill Grennan and **passed**.

Old Business

None to report.

New Business – Bob Dedrick

Bob reviewed VVA's long standing management representation of Tolovana Inn citing milestones and events. Doug Nealeigh, prior VVA President, who started in housekeeping when he was in high school, will be retiring next month. Bob shared more about Doug's tenure at VVA, including being the General Manager of the Inn, his many years as Director of Operations and ultimately as Owner of VVA. VVA was sold in 2024 to Coho Management. He has since been serving as a professional consultant. This will be Doug's last Tolovana

Annual Meeting. Bob shared Doug's successes over the years and highlighted his accomplishments. Doug was presented gifts from the ownership, Board of Directors and on site staff. Doug thanked everyone and reviewed some of his own memories with Tolovana Inn, the owners and Boards of Directors. He thanked the VVA staff and staff from Coho who are learning fast and have been supportive during his retirement transition.

Don Feltz thanked Amy and the on site team for their support during his stays. EV charging challenges were discussed. Repair calls continue to be made and future replacement options are being investigated.

K-1 reporting has changed dramatically over the years, leading to much more work for the CPA to meet filing mandates by the IRS. As of today, the K-1 statements are expected to be available by the March 15th deadline.

Adjourn

There being no further business, Chairman Bob Dedrick adjourned the annual meeting at 10:26 AM.

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