



(RENTAL POOL) LIMITED LIABILITY COMPANY  
ANNUAL MEMBERSHIP MEETING

February 1<sup>st</sup>, 2025

Tolovana Inn, Main Conference Room, Tolovana Park, Oregon

MINUTES

Call to Order

The Annual Meeting of the Tolovana Inn LLC was called to order by Chairman Daniel Casey at 11:04 AM.

Bob Dedrick announced that Daniel Casey is completing his final year on the Board, the end of his second term. Bob shared the details of Daniel's contributions and the time he's put into the position and the Tolovana community. Bob thanked Daniel for his hard work, dedication and leadership. Bob presented him with a 2024 Sandcastle Poster. Daniel shared his appreciation and looks forward to seeing the accomplishments of the new Board. He thanked the owners for their support during his terms on the Board.

Approval of the 2024 Annual Meeting Minutes

Judy Myers **moved** to approve the 2024 Annual Meeting minutes as distributed. The motion was **seconded** from the floor and **passed**.

Treasurer's Report – Doug Nealeigh for Linda Somner  
2024 Review and 2025 Budget

Doug reviewed the LLC financial summaries for 2024 activity and the 2025 budget. Revenue distribution was explained between the entities. Pet units were discussed and owner preferences. Year-end cash positions for the LLC were shared.

Conduct Election

It was **moved** from the floor to ratify the actions of the Managing Members for 2024. The motion was **seconded** by Marilyn Dedrick and **passed**.

Interior Committee Report – Bob Dedrick

Daniel thanked Bob for his years of work on this project and congratulated the owners on the project staying on schedule and fully funded by operating cash and not separately billed to owners. Bob thanked Doug, and the on-site team for making the renovations possible and maximizing revenue during construction.

Bob reviewed changes to the manufacturer for case goods, which is now contracted with Woodcastle Furniture. Sico beds have been another project in the renovation plan as the existing beds are nearing 35 years old. A new bed will be installed, as a trial, and feedback from owners and guests will be monitored.

Last year 20 units were renovated and six are currently under construction. Once those six are completed, there will be 12 units remaining to renovate which will be done in two phases in 2025.

In 2025, as the renovation plans continue, there will be other items addressed in the units, i.e., new standard beds, dining chairs, lamps, sofas, and replacement flooring as needed.

Bob fielded questions about specific interior issues.

### **Managing Agent's Report - Doug Nealeigh**

Doug spoke to changes in 2024, one of which was the sale of VVA to Coho Management. He explained the process and focus of priorities which included keeping the VVA team in place, as well as a consistent culture and service to clients. Doug introduced Dennis McKibban, Vice President of Corporate Operations for Coho Management, who reported on current operations and plans for Tolovana Inn. Maili Morrison, President of Coho Management, introduced herself and shared a presentation of marketing and sales/advertising efforts for the Inn as well as new technology services being offered to guests.

### **Old Business**

None to report.

### **New Business**

None to report.

### **Announcements**

It was announced that there will be an owner's reception in the conference room at 3:00 PM.

### **Adjourn**

There being no further business the meeting was adjourned at 12:31 PM by Chairman Daniel Casey.

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