



ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS 34th Annual General Membership Meeting Minutes - November 1, 2017

The 34th Annual Meeting of the Membership of the Arroyo Roble Resort Council of Co-Owners, Inc., was held at 1:00 p.m., Wednesday, November 1, 2017, in the Rojo Roca Room of the resort's recreational building located at 100 Arroyo Roble Road, Sedona, Arizona.

Board members present were President, Mr. Phil Evans; Vice-President, Mr. Gary Loveland; Treasurer, Mr. Dave Brown; Secretary, Mr. John Biggers and member Mr. Larry Hanken.

Staff members present were Mr. Ralph Woellmer, General Manager/Director of Resort Operations; Department Heads: Ms. Darlene Wills, Director of Accounting; Ms. Esther Goff, Director of Owner Services; Mr. Pat Craft, Director of Maintenance; Mr. John Boore, Assistant Director of Maintenance; Mr. Cesar Larrazolo, Director of Housekeeping; and Mr. Randall Richardson, Director of Grounds and Landscaping.

President of the Board of Directors, Mr. Phil Evans, called the meeting to order at 1:03 p.m. There were 24 homeowners present.

Mr. Evans turned the meeting over to Mr. Gary Loveland, Vice President for a special veteran's presentation. Mr. Loveland gave a short thank you to all the veterans in the audience and asked them to please stand so those in attendance could thank them for their time in service to the United States. Each veteran stood up and introduced themselves and their branch of service to much applause and humbleness.

The minutes of the previous Annual Meeting held November 2, 2016, were reviewed and approved with no corrections.

Mr. Evans announced that the Board of Directors will serve as the nominating committee for the year 2018 election.

Mr. Phil Evans - (acting as the chairman of the Nominating Committee) announced the results of the Board of Directors elections for the year 2017 - 2018. There were three candidates on this year's ballot for two vacancies, Mr. John Biggers, Mr. Larry Hanken and Ms. Sharon Trischan. Only 496 votes were received, representing 248 intervals or 6.75% of the Homeowners. Mr. John Biggers received the highest number of votes and was re-elected to a three-year term. Mr. Larry Hanken received the second highest number of votes and was elected to a two-year term. Ms. Sharon Trischan did not receive enough votes and was not elected to a position on the Board of Directors at this time. Ms. Trischan was thanked by the entire Board of Directors for her willingness to run for a position on the Arroyo Roble Resort Board of Directors. Ms. Trischan will be notified by Mr. Woellmer of the vote results.

Mr. Evans explained that the Board of Directors is actively looking for owners who might be interested in running for a position on the Board of Directors. Any homeowner that is interested, please contact Mr. Ralph Woellmer, General Manager, at the resort.

Mr. Phil Evans then continued the meeting by thanking all the homeowners in attendance and discussing the current/planned changes at the resort over the past year.

Mr. Evans then turned the meeting over to Mr. Ralph Woellmer, General Manager/Director of Operations, to

discuss the manager's report.

Mr. Woellmer started the manager's report by introducing all the Arroyo Roble Resort Department Directors present.

Mr. Woellmer then discussed the year 2017 projected year-end financials. All categories overall are expected to finish the year within budget.

The Board of Directors has established that the maintenance fees for the year 2018 will be **\$820.00**, which is a \$12.00 increase from 2017, representing a 1.50% increase.

Mr. Woellmer then discussed the budget numbers for 2018. There will be a cost of living increase in resort staff wages and salaries and continuing capital expenditure changes as outlined below.

The major capital expenditures for 2018 tentatively include the following:

- ◆ Replacement of villa balcony and patio tables and chairs
- ◆ Replacement of sidewalk bollard (walkway) lighting
- ◆ Replacement of Master and Guest bedroom beds
- ◆ Installation of wall mounted TV's in the guest bedrooms
- ◆ Renovation of the pool deck area and pool tilework
- ◆ Installation of fireplace electronic start systems
- ◆ Installation of a computerized system for on-line reservations

A question and answer session was then chaired by Mr. Phil Evans – President of the Board.

Suggestions by the attending homeowners present at the meeting will be looked at and addressed over the next year. Mr. Woellmer also discussed the preliminary plan for future interior renovations that the Board of Directors will be finalizing over the next few months.

Mr. Evans then thanked all in attendance for their constructive comments. He assured all that the suggestions will be discussed and used as a basis for any changes during the upcoming year.

*Please remember that the billings for the 2018 Maintenance fee will be sent out to all homeowners during November 2017, and are due by **January 1, 2018**. Maintenance fees are delinquent after January 25, 2018, and mandatory late fees will apply after that time, per the Arroyo Roble Resort CC&R's.*

The next annual meeting will be held on Wednesday, November 7, 2018 at 1:00 p.m. in the Rojo Roca Room.

There being no further business brought before the Board of Directors by the general membership, the meeting was adjourned at 2:23 p.m.

Submitted by:

Ralph Woellmer

Ralph Woellmer, General Manager

Approved by:

Phil Evans

Phil Evans, President