



ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS 35th Annual General Membership Meeting Minutes - November 7, 2018

The 35th Annual Meeting of the Membership of the Arroyo Roble Resort Council of Co-Owners, Inc., was held at 1:00 p.m., Wednesday, November 7, 2018, 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. Dave Brown; Vice-President, Mr. Gary Loveland; Treasurer, Mr. Ryan Kucker; Secretary, Mr. John Biggers and via telephone, 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. Dave Brown, called the meeting to order at 1:09 p.m. There were 21 homeowners present.

Mr. Brown 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 1, 2017, were reviewed and approved with no corrections.

Mr. Brown announced that the Board of Directors will serve as the nominating committee for the year 2019 election.

Mr. Brown - (acting as the chairman of the Nominating Committee) announced the results of the Board of Directors elections for the year 2018 - 2019. There were two candidates on this year's ballot for two vacancies, Mr. Dave Brown and Ms. Sharon Trischan. 520 votes were received, representing 260 intervals or 7.84% of the Homeowners. Mr. Dave Brown received the highest number of votes and was re-elected to a three-year term. Ms. Sharon Trischan received the second highest number of votes and was elected to a two-year term.

Mr. Brown reminded all present 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. Dave Brown then continued the meeting by taking a moment to thank Mr. Gary Loveland (Vice President of the BOD) for his many years of service to the Board of Directors and the Arroyo Roble Resort. Mr. Loveland is now officially retired from the Board of Directors after serving for 28+ years. Thank you, Mr. Loveland, for your service to our resort and the staff as well. We will miss you kind sir!

Mr. Dave Brown then gave an update on the many changes at the resort over the past year since the last homeowners meeting. Mr. Brown discussed the Evans family's decision to sell the Best Western Arroyo

Roble Hotel & Creekside Villas in December 2017 and the resulting retirement of Mr. Phil Evans from the Board of Directors. The Board of Directors decided in January 2018 to appoint Mr. Ryan Kucker – Principle of the Glacier House Hotels group and the new owners of the Best Western Hotel, to fill the open position for the remaining portion of that BOD position. This will continue the close relationship that the resort has with the Best Western Hotel and Mr. Brown assured those present that the existing contract with the BW Hotel remains in place. There has not been any change in the contract as a result of the sale and the Board of Directors does not anticipate any changes in the future. Mr. Woellmer (GM) will provide a short biography of each of the current Board of Directors members in the upcoming newsletters.

Mr. Ryan Kucker then introduced himself and discussed the ownership of the Best Western Arroyo Roble Hotel and he gave a short bio on his company; Glacier House Hotels which currently has 11 hotels in operation and 8 properties in the development stage.

Mr. Brown 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 2018 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 2019 will be **\$825.00**, which is a \$5.00 increase from 2018, representing less than a 1% increase.

Mr. Woellmer then discussed the budget numbers for 2019. 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 2019 tentatively include the following:

- ◆ Completion of exterior sidewalk and courtyard lighting to low voltage LED lighting
- ◆ Installation of 5 exterior Stair-lifts to single-level villas. (This will give the resort homeowners access to 5 additional single level villas without stairs)
- ◆ Replacement of the property fountains
- ◆ Installation of wall mounted TV's in the guest bedrooms
- ◆ Completion of the renovation of the outside pool deck area and pool tilework
- ◆ Installation of 20-30 fireplace insert systems
- ◆ Installation of a computerized system for on-line reservations
- ◆ Construction of new ramps to provide ADA access to the existing tennis court and pickle ball/basketball court area.

A question and answer session was then chaired by Mr. Dave Brown – 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 renovations that the Board of Directors will be finalizing over the next few months.

Mr. Brown 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 2019 Maintenance fee will be sent out to all homeowners during November 2018 and are due by **January 1, 2019**. Maintenance fees are delinquent after January 25, 2019, 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 6, 2019 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 2:35 p.m.

Submitted by:

Ralph Woellmer

Ralph Woellmer, General Manager

Approved by:

Dave Brown

Dave Brown, President