



ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS 36th Annual General Membership Meeting Minutes - November 6, 2019

The 36th Annual Meeting of the Membership of the Arroyo Roble Resort Council of Co-Owners, Inc., was held at 1:00 p.m., Wednesday, November 6, 2019, 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. John Biggers; Treasurer, Mr. Ryan Kucker; Secretary Mr. Larry Hanken and Ms. Sharon Trischan, Director. 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 1:12 p.m. There were 23 homeowners present.

President Dave Brown 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 from the veterans.

The minutes of the previous Annual Meeting held November 7, 2018, were reviewed and approved with no corrections.

Mr. Brown announced that the Board of Directors will serve as the nominating committee for the year 2020 election.

Mr. Brown - (on behalf of Nominating Committee) announced the results of the Board of Directors elections for the year 2019 - 2020. There were four candidates on this year's ballot for two vacancies. 1248 votes were received, representing 624 intervals or 16.99% of the Homeowners. Mr. Ryan Kucker (Incumbent) received the highest number of votes and was re-elected to a three-year term. Mr. Larry Hanken (Incumbent) received the second highest number of votes and was elected to a two-year term. Ms. Candice Mann and Mr. Nathan Sykes did not receive enough votes to be voted onto the Board of Directors. Mr. Brown thanked all that were willing to run for a position on the BOD.

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 discuss the passing of Mr. Bob Evans – original developer and long-time Board of Director member. Mr. Evans Sr. passed in July of this year and will be missed by all.

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 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 2019 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 2020 will be **\$840.00**, which is a \$15.00 increase from 2019, representing a 1.8% increase.

Mr. Woellmer then discussed the budget numbers for 2020. 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 2020 tentatively include the following:

- ◆ Completion of additional exterior sidewalk and courtyard lighting to low voltage LED lighting
- ◆ Installation of additional fireplace insert systems – to complete the project
- ◆ Continued research for a Computerized Reservation System for the resort
- ◆ Installation of new draperies in 30 villas upon completion of the fireplace project.

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 homeowner suggestions will be discussed and used as a basis for any changes during the upcoming year.

*Please remember that the billings for the 2020 Maintenance fee will be sent out to all homeowners during November 2019 and are due by **January 1, 2020**. Maintenance fees are delinquent after January 25, 2020, 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 4, 2020 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 2:15 p.m.

Submitted by:

Ralph Woellmer

Ralph Woellmer, General Manager

Approved by:

Dave Brown

Dave Brown, President