



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MINUTES – May 12, 2021**

This Board of Directors meeting was held via Zoom Tele-Conferencing and in person. The Board Members present via Zoom: President Dave Brown, Larry Hanken, Candice Mann and Grant Nassif. Vice President Sharon Trischan along with General Manager Ralph Woellmer attended in person.

Mr. Dave Brown called the meeting to order at 12:05 pm

1. Old Business:

- a. Mr. Woellmer gave an overview of the current status of the Covid-19 virus crisis in the Coconino and Yavapai county areas. Currently the recreation facilities of the resort are all open for homeowner and guest use.
- b. Mr. Woellmer updated the Board of Directors on the reserve study discussion from the January 13, 2021 meeting. Currently the resort has available a reserve study program called "Reserve Analyst" and the staff is currently inputting the information into the program. Mr. Woellmer will update the BOD when the preliminary information is available.

2. The minutes of the January 13, 2021 Board of Directors Meeting were reviewed and discussed.

- a. Motion: Accept as presented – Ms. Candice Mann
- b. Second: Mr. Grant Nassif
- c. Approved: Unanimous

3. Mr. Woellmer presented the BOD with the preliminary YTD financial statements and capital expenditures for January – April 2021. The BOD reviewed and discussed various GL accounts.

- a. Motion: Accept as presented – Mr. Dave Brown
- b. Second: Mr. Larry Hanken
- c. Approved: Unanimous

4. New Business:

- a. Mr. Woellmer discussed the upcoming expiration of BOD terms and the upcoming election cycle. Mr. Woellmer asked the BOD members, Mr. Dave Brown, and Mr. Larry Hanken if they intended to rerun for a position on the Board. Both BOD members agreed to run for an additional term. Mr. Woellmer will be sending out a newsletter via email to all homeowners to ask any homeowners at large if they are interested in

running for the BOD. If there are interested parties, Mr. Woellmer will forward the information to the BOD (Acting as the Nominating Committee) for discussion and potential interviews. (Please note that Vice President of the Board of Directors, Sharon Trischan will contact any interested homeowners for preliminary conversations prior to sending the information to the entire BOD instead of President Dave Brown). The slate for the election will be voted on by the Nominating Committee and Mr. Woellmer will present the election to the homeowner base in the usual manner of a ballot emailed to all homeowners.

- b. Mr. Woellmer reviewed with the BOD the current timeline and process of the BOD election cycle.
 - c. Mr. Woellmer discussed with the BOD a request from a homeowner to post all BOD minutes on the website. After discussion, the BOD agreed to have the minutes of the BOD meeting (with the exception of executive session minutes) be posted on the website under the restricted "Owners Info" section. Mr. Woellmer was directed to post the minutes starting with the January 2021 BOD meeting minutes.
 - d. Mr. Woellmer and the BOD discussed at length the situation in the Sedona area with wages and the effects of the lack of employees in the Sedona area. This has become a critical issue for the Arroyo Roble Resort as well as all the Sedona area hotel/resorts. Discussions of the labor market reflected the BOD's desire to keep the employees as happy as possible and consider wage increases, bonus structures, signing bonuses, referral bonuses as a means to retain the existing staffing levels and hopefully gain a few employees due to the critical shortage of our employees currently. The BOD directed Mr. Woellmer to consider these and any additional options and to implement the options as soon as possible.
 - e. Mr. Woellmer discussed the current status of the STR's (Short term rentals) in the Sedona market and the effect on the wages as mentioned above. Currently there are over 1240 STR's in the Sedona area which essentially means that the area hospitality businesses are short over 250 staff members that are needed as a result of the STR's siphoning off the staff members (this number is reflecting only housekeeping staff).
 - f. The BOD discussed the current status of the intervals owned by the ARR Assn. and the current status of reselling them to homeowners for discounted pricing, so the intervals are again actively being used and developing MF's each year. The ARR will be instituting a rental program for the resort owned inventory as well as part of the current reservations system being developed as part of the capital expenditures for 2021.
5. Adjourn: The meeting was adjourned at 1:54pm.
- a. Motion: Mr. Larry Hanken
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous

2021 Arroyo Roble Resort BOD Meeting Schedule
All meetings are scheduled for 12 noon unless noted

Wednesday – August 4th, 2021

Wednesday – October 6th, 2021

Wednesday - November 3, 2021 – Annual Meeting – 1 pm

****Please check your calendars to confirm the dates/times will work for you****

Submitted by:

Mr. Ralph Woellmer, General Manager

Approved by:

Mr. Larry Hanken, Secretary/Treasurer