



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MINUTES – January 19, 2022**

Board Members present: Dave Brown, Sharon Trischan, and Scott Klarkowski. Attending via Zoom Teleconference Call; Larry Hanken and Grant Nassif. General Manager Ralph Woellmer hosted the meeting

Mr. Dave Brown called the meeting to order at 12:17 pm

1. Mr. Woellmer updated the Board of Directors on the latest statistics of the COVID-19 pandemic and how it is affecting the resort operations.
2. The minutes of the November 3, 2021 Board of Directors Meeting were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Larry Hanken
 - b. Second: Mr. Scott Klarkowski
 - c. Approved: Unanimous
3. The minutes of the November 3, 2021 Annual Membership Meeting of the Arroyo Roble Resort Council of Co-Owners meeting were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Larry Hanken
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous
4. Mr. Woellmer presented the BOD with the final financial statements for year-end 2021. The BOD reviewed and discussed various GL accounts, during the discussion Mr. Woellmer gave a historical perspective of the various G/L accounts and accounting information to the BOD members.
 - a. Motion: Accept as presented – Mr. Dave Brown
 - b. Second: Mr. Larry Hanken
 - c. Approved: Unanimous
5. Mr. Woellmer discussed the completed capital improvements for 2021 and the in-process capital improvements for 2022.

- a. Motion: Accept as presented – Mr. Larry Hanken
- b. Second: Ms. Sharon Trischan
- c. Approved: Unanimous

6. New/Unfinished Business:

A. President Brown discussed the potential resignation of Mr. Grant Nassif as a member of the BOD. Mr. Nassif (who is employed by Ensemble Real Estate Investment – owners of the Best Western Arroyo Roble Hotel) requested that he is replaced on the BOD by the CEO of Ensemble, a Mr. Randy McGrane. Mr. McGrane is aware of the potential position change and is willing to be appointed to the BOD per Mr. Nassif. Mr. Brown has discussed this item with Mr. Nassif via telephone prior to this meeting and Mr. Nassif reiterated his desire to be replaced on the BOD during the meeting. After discussions regarding Mr. McGrane’s position with Ensemble and his consistent involvement in the Sedona area, the BOD accepted the resignation of Mr. Grant Nassif. The BOD also decided to appoint Mr. Randy McGrane as Mr. Grant Nassif’s replacement on the BOD. Mr. Dave Brown will contact Mr. McGrane directly to discuss his appointment.

- I. Motion: The Arroyo Roble Resort Board of Directors accepts the resignation of MR. Grant Nassif as a member of the BOD effective immediately – Mr. Larry Hanken**
- II. Second: Ms. Sharon Trischan**
- III. Approved: Unanimous**

- IV. Motion: The Arroyo Roble Resort Board of Directors moves to appoint Mr. Randy McGrane to the BOD effective immediately – Mr. Larry Hanken**
- V. Second: Ms. Sharon Trischan**
- VI. Approved: Unanimous**

B. The BOD discussed the various Sedona area market conditions and the lack of available employees in the area. The lack of availability of employees is causing the resort operations to look seriously at the potential of limiting some services like mid-week cleanings as a result. Mr. Woellmer will keep the BOD updated as the situation evolves.

C. Mr. Woellmer presented a letter to the BOD from a Mr. & Mrs. Kurvers regarding their recent stay at the resort and their disappointment with the results of their discussions with Mr. Woellmer. The BOD read the letter and discussed the situation with Mr. Woellmer. Mr. Woellmer will follow up with Mr. & Mrs. Kurvers in another letter.

- D. Mr. Woellmer brought the BOD members present to Villa # 1102 to look at the newly installed faucets and lighting samples. The Board members liked the new styles and approved moving forward with the process.

7. Adjourn: The meeting was adjourned at 1:28 pm.

- a. Motion: Mr. Larry Hanken
- b. Second: Ms. Sharon Trischan
- c. Approved: Unanimous

2022 Arroyo Roble Resort BOD Meeting Schedule
All meetings are scheduled for 12 noon unless noted

Wednesday – May 11, 2022

Wednesday – August 3, 2022

Wednesday – October 5, 2022

Wednesday - November 2, 2022 – 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