



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
MINUTES – August 9, 2023**

This Board of Directors meeting was held at the General Managers office of the Arroyo Roble Resort. The Board Members present: President Dave Brown, Sharon Trischan, Scott Klarkowski, and Randy McGrane. Mr. Tom Canepa did not attend.

Mr. Dave Brown called the meeting to order at 11:55 am

**1. Old Business/Discussion:**

- a. There was no business outstanding from the previous meetings.

**2. Approval of Previous Minutes:**

- a. The minutes of the May 3, 2023, meeting was discussed and approved. Ms. Trischan asked for a minor change in the information on the BOD reelection process. Mr. Woellmer will amend the minutes to indicate that the BOD will be forwarded any information on homeowners interested in running for a BOD position instead of just Ms. Trischan. This change is a result of Ms. Trischan running for re-election.
  - i) Motion: Accept as presented – Ms. Sharon Trischan
  - ii) Second: Mr. Randy McGrane
  - iii) Approval: Unanimous

**3. Financial Report:**

- a. Mr. Woellmer presented the BOD with the Y-t-D (January – July) financials report. The BOD discussed various G/L Accounts and specifically discussed the cash flow issues pending as a result of the number of Arroyo Roble Resort owned intervals. These intervals have been taken back by non-judicial foreclosure over the past three years – specifically as a result of the income loss from Waypoint (120+ intervals). The lack of revenue income over the past three years has caused the temporary cash flow problem. Mr. Woellmer is working on a temporary solution until we can institute the official rental program to replace the lost revenue after the first of the year. Mr. Woellmer apologized to the Board for not realizing the cash flow problem earlier and alerting the Board. Mr. Woellmer will update the BOD on a potential temporary solution in the next couple of weeks.
- b. Mr. Woellmer also presented the Y-t-D Capital Expenditures and discussed the changes in the capital expenditures approved by the BOD during the January 18, 2023 meeting. The changes specifically are a result of the ongoing emergency repairs and replacement of the grinder pumping system for the resorts waste disposal to the City of Sedona's sewer system.
- c. Mr. Scott Klarkowski presented to the BOD some updated information and pricing on

potential capital expenditures to the bathroom vanities and additional information on updating the kitchen cabinets. This Cap Exp item was originally budgeted to start in the calendar year 2023 but will be delayed until next year due to the extra costs of the sewer system repairs and replacement. Mr. Klarkowski brought samples of various finishes for the project and provided budget numbers. The entire BOD thanked Mr. Klarkowski for his work in preparing the information and will discuss the project again at the next meeting when Mr. Woellmer presents a preliminary budget for 2024. Mr. Woellmer will also explore some additional comparison quotes and will present the information at the October meeting.

#### **4. New/Unfinished Business:**

- a. Discussion on expiring BOD terms and the upcoming fall elections. There were no additional homeowners that expressed an interest in running on the slate for the upcoming election. Therefore, Ms. Sharon Trischan and Mr. Tom Canepa will be running unopposed for the two positions on the Board of Directors. Mr. Woellmer will send out the ballots to the homeowners and the Board member receiving the most votes will have their Board of Directors term extended by three years while the second place Board member will extend their Board of Directors term by two years. No BOD motion or vote needed.
- b. Mr. Woellmer updated the BOD on the reservations system which is in the final stages of implementation. The BOD has been extremely helpful in vetting the system to date and Mr. Woellmer is giving a few homeowners access to the test system for additional beta testing. Mr. Brian Norris (Kleere) the developer is finalizing the last components and the system will be available to announce to the homeowners by the end of August.
- c. Mr. Woellmer presented to the BOD a letter request and information on allowing dogs on the property as part of the home owners vacation experience. The BOD discussed various aspects of the request and compared the resorts policies to various other resort and hotel properties around the US and Arizona. Much discussion ensued on the idea and specifically what options are available regarding restricting dogs to certain villas as well as other requirements needed to ensure the comfort of all homeowners. Restrictions include, leash requirements, license requirements, clean up stations, and potential penalties for non-compliance. The BOD and staff will continue to gather additional information and discuss again at the October 11, 2023 meeting.
- d. Mr. Woellmer also discussed with the BOD the situation with non-resort guests coming onto the property to use the facilities and Creekside area. This is an ongoing situation and the discussion revolved around installing a working gate at the entrance to the resort to help eliminate the situation. Mr. Woellmer was instructed to contact various gate/access providers to find options. The BOD agreed to consider this a part of the 2024 Cap. Exp. Budget and Mr. Woellmer will provide preliminary costs and options at the October 11, 2023 meeting.
- e. Mr. Woellmer reminded the BOD again that he has some appointments set up with various vendors to help the Arroyo Roble Resort (ARR) set up a formal rental program. This program is intended to provide offset revenue for the current ARR owned inventory that is currently not bringing in maintenance fees. Mr. Woellmer will update the BOD at the October 11, 2023 meeting.

5. **Adjournment:**

- a. Motion to adjourn: Mr. Dave Brown
- b. Second: Ms. Sharon Trischan
- c. Approval: Unanimous. Meeting adjourned at 1:56 pm.

[2023 Arroyo Roble Resort BOD Meeting Schedule](#)  
Wednesday – October 11, 2023 – 12 noon  
[Wednesday - November 1, 2023 – Annual Meeting – 1 pm](#)

[2024 Arroyo Roble Resort BOD Meeting Schedule – Tentative!](#)  
[All meetings are scheduled for 12 noon unless noted](#)  
Wednesday – January 17, 2024  
Wednesday – April 24, 2024  
Wednesday – July 31, 2024  
Wednesday – October 9, 2024  
[Wednesday - November 6, 2024 – Annual Meeting – 1 pm](#)

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

Submitted by:

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Mr. Ralph Woellmer, General Manager

Approved by:

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Mr. Dave Brown, President

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