



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MINUTES – January 17, 2024**

This Board of Directors meeting was held at the Roca Room and General Managers office of the Arroyo Roble Resort. The Board Members present: President Dave Brown, Vice-President Sharon Trischan, Secretary Tom Canepa, Treasurer Scott Klarkowski. Board Member Randy McGrane participated via Zoom meeting system. Homeowners Karen Keeney, Terry Keeney, Christina Lebovitz, and Larry Lebovitz attended the public meeting. Mr. Jonathan Ong, from Vacatia company, also attended the public meeting.

Mr. Dave Brown called the meeting to order at 12:26 pm

1. Old Business/Discussion:

- a. There was no old business to discuss. Mr. Brown introduced the Board Members in attendance to the visiting homeowners and asked the homeowners to introduce themselves as well.

2. Approval of Previous Minutes:

- a. The minutes of the November 1, 2023, Annual meeting of the Arroyo Roble Resort General Membership meeting was discussed and approved.
 - i) Motion: Accept as presented – Mr. Tom Canepa
 - ii) Second: - Ms. Sharon Trischan
 - iii) Approval: Unanimous
- b. The minutes of the November 1, 2023, Board of Directors Meeting was discussed and approved.
 - i) Motion: Accept as presented – Mr. Tom Canepa
 - ii) Second: - Ms. Sharon Trischan
 - iii) Approval: Unanimous

3. Financial Report:

- a. Mr. Woellmer presented the BOD with the 2023 Year End financials report. Much discussion revolved around the items discussed at the Annual Homeowner Meeting and the unanticipated emergency costs that occurred during 2023. The financials did end up on budget overall as a result of many of the Capital Expenditures for 2023 being postponed as noted at the November meeting.
- b. Mr. Woellmer and the Board of Directors discussed various G/L Accounts and reviewed the financials. The homeowners present were a part of the discussions and discussed the various extraordinary expenses incurred in 2023. Mr. Woellmer also presented the 2023 Capital Expenditures that were completed or in process. Some of the items in process will carry over to the 2024 budget year and are anticipated to be completed in

2024. Mr. Woellmer will update the BOD on the Capital Expenditures at the April Board meeting.

4. New/Unfinished Business:

- a. Mr. Woellmer introduced Mr. Jonathan Ong (Vacatia) again to the BOD. Mr. Ung gave an overview of the process and status of the Public Rental Program that Vacatia is developing for the resort. It is anticipated that the system will be accepting live reservations by February 1, 2024. The rental program will be open to the public and Mr. Ung is developing the rate structure for the rentals.
- b. Mr. Woellmer reviewed the timeline for the Homeowner Online Reservations system as well. The system is in its final Beta testing and will be operational approximately 2 weeks after the Public Rental Program goes live. We are staggering the starting of the two systems to alleviate any issues. The homeowners in the meeting will be a part of the final Beta testing of the reservation system and will be able to make some reservations when the system is live – prior to the info being sent out to the rest of the homeownership. This should ensure that the system is working properly, and we will be able to repair any issues immediately. Mr. Woellmer will send out an email blast to the homeowners when the system is ready and available to use. This will include simple instructions on how to use the reservations system.
- c. The Board of Directors postponed discussions for any development/implementation of a pet policy for the resort to later in the year.

5. Adjournment:

- a. Motion to adjourn: Ms. Sharon Trischan
 - b. Second: Mr. Tom Canepa
 - c. Approval: Unanimous. The meeting adjourned at 2:05 pm.
6. The Board of Directors moved to the GM office for an Executive Session.

2024 Schedule Below as of 10/15/2023

All meetings are scheduled for 12 noon unless noted

Wednesday – April 24, 2024

Wednesday – July 31, 2024

Wednesday – October 2, 2024

Wednesday - November 6, 2024 – Annual Meeting – 1 pm

Submitted by:

Mr. Ralph Woellmer, General Manager

Approved by:

Mr. Tom Canepa, Secretary/Treasurer