



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MINUTES – November 6, 2024**

Board Members present: Dave Brown, Sharon Trischan, Scott Klarkowski, and Tom Canepa along with General Manager, Ralph Woellmer.

Mr. Dave Brown called the meeting to order at 2:45 pm

1. The minutes of the October 2, 2024 Board of Directors Meeting were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Tom Canepa
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous
2. The revised minutes of the July 31, 2024 Board of Directors Meeting were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Tom Canepa
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous
3. The minutes of the Board of Directors Special Executive Session of October 23, 2024 were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Tom Canepa
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous
4. The minutes of the Board of Directors Special Executive Session of October 30, 2024 was held via Zoom/phone call were reviewed and discussed.
 - a. Motion: Accept as presented – Mr. Tom Canepa
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous
5. Mr. Dave Brown and the BOD reviewed the current and future BOD position assignments
The BOD decided on keeping the existing slate of officers for year 2024-2025:
President: Mr. Dave Brown
Vice President: Ms. Sharon Trischan
Secretary: Mr. Tom Canepa
Treasurer: Mr. Scott Klarkowski
Director: Mr. Randy McGrane
 - a. Motion: Accept the slate as stated – Ms. Sharon Trischan
 - b. Second: Mr. Tom Canepa
 - c. Approved: Unanimous

- d. Mr. Woellmer discussed final budget numbers for 2025 that were presented to the homeowners present at the Annual meeting. The BOD reviewed and discussed 2025 budget. The Capital Expenditures portion of the operating budget will be almost entirely dedicated to the Villa Renovation project in 2025.
- e. Motion: Approve the 2025 Arroyo Roble Resort Budget – Mr. Scott Klarkowski
- f. Second: Mr. Tom Canepa
- g. Approved: Unanimous

6. New Business:

- a. Mr. Woellmer updated the BOD on the ongoing process of changes to the P & L and Balance Sheet discussed during the October 2, 2024 meeting. Meetings with TFO (Tull Forsberg & Osborn), including many emails, have resulted in much progress in making the changes. Mr. Woellmer reviewed the changes with the BOD members and specifically gave an overview on what changes TFO asked the accounting department to make to ensure that the ARR books reflect the proper GAP standards in how the Accounts Receivables for the 2015 – 2023 years are shown on the Balance Sheet. Note: The resort has been keeping the old aged-out Accounts Receivables in the current balance sheet per a previous TFO employee's request. TFO partner Tim Fyan has acknowledged that this information was wrongly booked per their employee's request and has worked with Diane Randall (Dir. Of Accounting) to reflect the proper changes and will continue to overview the accounts to ensure proper accounting.
- b. Mr. Woellmer has continued to research how other timeshare properties have their Capital Expenditures reflected on their budget and presented some preliminary information to the BOD members present. Mr. Woellmer has found that multiple Vacation Ownership legacy properties similar to the ARR essentially book their Capital Expenditures in a similar fashion as the ARR. Mr. Woellmer will bring additional information to the January 2025 BOD meeting to clarify the process and discuss any potential changes requested by the BOD.
- c. Mr. Woellmer discussed some issues with the existing ADA chair lifts in operation at the resort and potential changes needed because of equipment failure to the existing lifts. Mr. Woellmer will bring additional information to the January 2025 meeting for discussion purposes.
- d. Ms. Sharon Trischan updated the BOD members on her discussions with Rod Goebel – Sedona Timeshare Resales and the BOD's desire for Rod to update and improve all of his marketing pieces. Ms. Trischan will update the BOD at the January 2025 meeting on potential changes.

7. Adjourn: The meeting was adjourned at 3:20 pm.
 - a. Motion: Mr. Scott Klarkowski
 - b. Second: Ms. Sharon Trischan
 - c. Approved: Unanimous

2025 Arroyo Roble Resort BOD Meeting Schedule – Tentative!

All meetings are scheduled for 12 noon unless noted

Wednesday – January 15, 2025 – (3rd Wednesday of January)

Wednesday – April 16, 2025 – (3rd Wednesday of April)

Wednesday – July 16, 2025 – (3rd Wednesday of July)

Wednesday – October 1, 2025 – (1st Wednesday of October)

Wednesday - November 5, 2025 – Annual Meeting – 1 pm

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

Submitted by:

Ralph Woellmer, General Manager

Approved by:

Tom Canepa, Secretary