



**ARROYO ROBLE RESORT COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MINUTES – January 15, 2025**

This Board of Directors meeting was held at the General Managers office of the Arroyo Roble Resort. The Board Members present: President Dave Brown, Vice President Sharon Trischan, Treasurer Scott Klarkowski, and Board Member Randy McGrane. Secretary Tom Canepa participated via Zoom online.

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

1. **Public Comment:** There were no homeowners or visitors present. No public comment.

2. **Approval of Previous Minutes:**

- a. The minutes of the November 6, 2024 Annual meeting of the Arroyo Roble Resort General Membership meeting was discussed and approved. Note that a small change indicating the Mr. Randy McGrane was unable to attend due to an emergency was made to the minutes.
 - i Motion: Accept as presented – Mr. Dave Brown
 - ii Second: - Ms. Sharon Trischan
 - iii Approval: Unanimous
- b. The minutes of the November 6, 2024 Board of Directors Meeting was discussed and approved.
 - i Motion: Accept as presented – Mr. Dave Brown
 - ii Second: - Ms. Sharon Trischan
 - iii Approval: Unanimous

3. **Financial Report:**

- a. Mr. Woellmer presented the BOD with the 2024 Year End financials report. Discussion revolved around the items discussed at the Annual Homeowner Meeting and the changes to the financials based upon Tull Forsberg Osborn (TFO) partners work on writing off the uncollected Maintenance Fees discussed at the previous two BOD meetings. Mr. Woellmer will provide a zoom meeting in February with Diane Randal, Dir. Of Accounting, Mr. Woellmer, Mr. Randy McGrane, Mr. Dave Brown, Mr. Scott Klarkowski, and Tim Ryan – Partner at TFO to discuss the changes to the balance sheet and options on how to book Capital Expenditures/Reserve Assessment in future financial Statements.
- b. Mr. Woellmer reviewed the 2024 Final Capital Expenditures which included the 4 renovated villas.

- c. Mr. Woellmer and Mr. Scott Klarkowski discussed the upcoming property renovations schedule and costs. Additional detail for this will be emailed to the entire BOD after further conversations with Mr. Klarkowski, Mr. Brown, and Mr. Woellmer.
4. **ARR Public Rental Program update:** Mr. Woellmer updated the BOD on the rental programs first year successes. 2024 rentals equaled a total of \$350,000 and after expenses/set-up costs etc. the program was able to generate enough revenue to offset the 200+ intervals MF's for 2024 and provide a gain of approximately \$25,000. 2025 already shows booked revenues of over \$130,000. This is wonderful news and it looks like we will be able to exceed budget if the booking pattern continues.
5. **New/Unfinished Business:**
- a. Mr. Woellmer introduced / reiterated the discussion had during the financial report regarding the changes that were made in the financial documents per the BOD requests. In researching various other vacation ownership properties, the ARR is essentially posting the Reserve Accounts in a similar fashion currently and will add additional information on the financials to more clearly show the use of the Reserve Accounts in Capital Expenditures. Mr. Woellmer will be setting up a Zoom call with a partner at TFO (the resort accounting firm) as stated in 3.a.
 - b. Mr. Woellmer discussed an ongoing issue on the property with the exterior stairlifts currently in use. There has been a tremendous number of problems with the chair lifts and the resort will be essentially removing them from the system until there is a solution found to prevent the current continual breakdowns and issues for the homeowners when attempting to use the chair lifts. Mr. Woellmer will update the BOD on costs/timeline/options at the April 16, 2025, meeting. Ms. Trischan ask that we consider switching to a lift similar to what is installed at the Tennis Court.
 - c. Mr. Woellmer updated the BOD on the in-process Reserve Study. The desire is to have preliminary reports in the first week of February.
 - d. Ms. Sharon Trischan discussed some potential options for the exercise facilities and conversations with homeowners regarding some of the equipment. Mr. Woellmer will look at options and work with Ms. Trischan on some of the ideas brought to the BOD.
 - e. Mr. Woellmer presented to the BOD an email document he is sending out to all the homeowners reminding them that the Maintenance Fees (MF) and the 2025 Special Assessments (SA) are due prior to January 25, 2025 per the billing invoices. The email will also remind all homeowners that per the resort CC&R'S, no homeowner may reserve or use their interval time until the MF and SA are paid in full.
6. **Mr. Woellmer' 2025 Schedule**
- a. Mr. Woellmer discussed with the BOD his tentative schedule for 2025 which would include a month-long trip to Europe in May/June.
7. **Adjournment:**
- a. Motion to adjourn: Ms. Sharon Trischan

- b. Second: Mr. Randy McGrane
- c. Approval: Unanimous. The meeting adjourned at 2:05 pm.

2025 Arroyo Roble Resort BOD Meeting Schedule – Tentative!

All meetings are scheduled for 12 noon unless noted

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:

Mr. Ralph Woellmer, General Manager

Approved by:

Mr. Tom Canepa, Secretary