

BEACHCOMBER INN
MINUTES OF THE
BOARD OF DIRECTORS' MEETING
VIA ZOOM TELECONFERENCE
June 18, 2025
7:00 P.M.

Present at the Meeting:

Phil Lee, President
Susan Linder, Vice President
Erika Conley, Treasurer
Paul Gardanier, Member at Large
Mike Scully, Secretary

Also, Present:

Robert Townsend, General Manager

CALL TO ORDER

The meeting of the Board of Directors of the Beachcomber Inn was called to order by Phil Lee, president, at 7:06 p.m. on June 18, 2025. Phil noted that the Board members in attendance constituted a quorum pursuant to the Bylaws. Phil then turned to the order of business for the meeting.

TREASURER'S REPORT

Erika Conley reported to the Board the cash balances in the following accounts as of June 18, 2025:

Alliance Association Bank	
Operating:	\$24,219.50
Income Account:	\$74,829.58
Reserve Checking:	\$ 10.03
Reserve Savings:	\$85,732.34
Taxes:	\$16,740.80
 BMO Bank:	
Income Account:	\$ 1,832.48

A motion to approve the treasurer's report was made by Paul Gardanier and seconded by Mike Scully. All were in favor. None opposed.

APPROVAL OF THE JANUARY 22, 2025, BOARD MEETING, MARCH 28, 2025, BOARD MEETING INCLUDING THE ORGANIZATIONAL MEETING TO APPOINT THE OFFICERS AND THE MARCH 29, 2025, ANNUAL ASSOCIATION MEETING MINUTES

The board reviewed the meeting minutes from January 22nd and March 28th board meetings and the organizational meeting and annual association meeting minutes. A motion was made by Susan Linder to approve all of the board meeting minutes, and annual association meeting minutes. It was seconded by Paul Gardanier. All were in favor. None opposed.

APPROVAL OF THE JANUARY, FEBRUARY, MARCH, AND APRIL 2025 FINANCIAL REPORTS

A motion to approve the financial reports was made by Paul Gardanier and seconded by Erika Conley. All in favor. None opposed.

MANAGER'S UPDATE

STAFFING CHANGES:

Robert has hired a new maintenance engineer. His name is Gunner Johnson. Other positions in housekeeping have been filled because of vacancies, ready for the summer.

SUMMER PROJECTS – M-N STAIRS, PAINTING, POOL AND HOT TUB AND FURNITURE:

Stairs have been replaced. Painting projects are being completed as quickly as possible. Outdoor Hot Tub pump & heater have been replaced. Ottomans have been purchased, and Robert is still working on other purchases including memory foam mattresses for the remaining sofa beds, eliminating the need for the air mattresses and pumps.

UPDATED CAL-OSHA PROGRAM – WORKPLACE VIOLENCE PREVENTION PLAN – YEAR TWO:

Robert reported new CAL-OSHA regulations by Gov. Newsom. He said implementing these new regulations, including the new Indoor Heat Index Plan, will be very tedious and time-consuming, noting that the plan, however, will enhance the protection of staff.

REVIEW OF CONFERENCE- RESORT DATA PROCESSING

Robert attended this conference, and he has a plan in place to make the internet reservation module a reality and is working on fixing the TID tax posting.

WIFI INSTALLATION UPDATE AND REVIEW OF PROPOSALS FROM SPECTRUM AND UTILITY TELECOM:

There was a long discussion on the positives and negatives of each company.

BOARD TO VOTE ON WIFI PROPOSALS PRESENTED BY ROBERT:

The board decided to let Robert and Phil make the final decision on which company to choose. A motion was made by Paul Gardanier and was seconded by Susan Linder to let Phil Lee and Robert Townsend make the final decision between Spectrum versus Utility Telecom. All were in favor. None opposed.

UPDATE ON THE SPECIAL ASSESSMENT LETTER:

Phil has been working with the board and Robert on finalizing the assessment letter. The next step will be to send the letter and support materials to the Associations Attorney for review.

FINALIZE PLANS FOR THE 2025 BUDGET MEETING AND WORKSHOP SUGGESTED DATES WITH BEACHCOMBER INN UNIT AVAILABLE FOR BOARD MEMBERS STAYING ON SITE OCTOBER 24TH – 25TH – 26TH.

The board will meet on these days in October.

MEETING ADJOURNMENT

There being no further business to come before the board, a motion for adjournment was made by Phil Lee and was seconded by Susan Linder. All were in favor. None opposed. The meeting was adjourned at 10:01 p.m.

Mike Scully

Secretary