

BEACHCOMBER INN
MINUTES OF THE
BOARD OF DIRECTORS' MEETING
VIA TELECONFERENCE
January 14, 2026
6:00 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 6:06 p.m. on January 14, 2026. 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.

TREASURERS REPORT

Erika Conley reported to the Board the cash balances in the following accounts as of January 14, 2026:

Operating:	\$20,100.66
Income:	\$39,625.09
Reserve Checking:	\$ 10.04
Reserve Savings:	\$68,654.24
Tax Ins. Savings:	\$21,751.32

BMO Bank:	
Income Account:	\$ 5,129.67

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

APPROVAL OF OCTOBER 26, 2025, BOARD MEETING MINUTES

The board reviewed the board meeting minutes. A motion was made by Paul Gardanier to approve the board meeting minutes. Erika Conley seconded it. All were in favor. None opposed.

APPROVAL OF MAY, JUNE, JULY, AUGUST, SEPTEMBER, OCTOBER AND NOVEMBER 2025 FINANCIAL REPORTS

A motion to approve the financial reports was made by Phil Lee and seconded by Susan Linder. All in favor. None opposed.

SET RECORDATION DATE FOR ANNUAL MEETING - FEBRUARY 1, 2026

A motion to approve the motion was made by Susan Linder and seconded by Paul Gardanier. All in favor. None opposed.

APPOINTMENT OF ELECTION INSPECTOR - TERRY WEBB (OWNER)

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

APPOINTMENT OF ELECTION COMMITTEE -BRUCE GREGE, RANDY HESS & SUSAN LINDER

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

The election committee for 2026 will be Attorney Bruce Grego, Board Member Sudan Linder, and Association Member Randy Hess.

APPOINTMENT OF PROXY HOLDER - CAROLINA LOPEZ (STAFF)

A motion to approve the motion was made by Erika Conley and seconded by Susan Linder. All in favor. None opposed.

MANAGERS' UPDATE

Robert has hired a new maintenance person. His name is Shane Conkle. He has ten years of experience.

Three new bear proof trash boxes have been purchased and are being used. Each level of the property has its own box.

Spectrum will be installing our fiber optic Wi-Fi upgrades soon. When Spectrum are finished running cables, the painting of the remaining area of the exterior buildings will finally happen. The buildings will be prepped and painted once the weather allows.

The Liberty Energy audit was completed. The audit suggested that we replace all of the unit patio lighting with newer, more efficient fixtures. Robert will look into replacements.

Robert suggested that we re-structure the Tradewinds program: the one that helps our members sell their units, by including them anonymously with the Beachcomber Inn Unit Sales Listing. This will increase the exposure to more potential buyers.

Robert let us know that six units were sold in 2025. Robert also mentioned that he is still working on getting the booking module set up in RDP, our property management software.

SPECIAL ASSESSMENT DISCUSSION

The board is putting this discussion on hold.

**THE 2026 ANNUAL MEETING IS SCHEDULED FOR MARCH 28, 2026, AT 10:00 AM.
The meeting will be held at the Courtyard by Marriott in Ranch Cordova.**

MEETING ADJOURNMENT

There being no further business to come before the board, a motion for adjournment was made by Mike Scully and was seconded by Paul Gardanier. All were in favor. None opposed. The meeting was adjourned at 9:01 p.m.

Mike Scully

Secretary