

BEACHCOMBER INN
MINUTES OF THE
BOARD OF DIRECTORS' MEETING
MARCH 27, 2026
5:12 P.M.

Present at the Meeting:

Phil Lee, President
Susan Linder, Vice President
Paul Gardanier, Member at Large

Absent:

Erika Conley, Treasurer

Also, Present:

Robert Townsend, general manager
Lindsay Alvis, Prosperity CFO

CALL TO ORDER

The meeting of the Board of Directors of the Beachcomber Inn was called to order by Phil Lee, president, at 5:12 p.m. on March 27, 2026. Phil announced the passing of Mike Scully, the secretary of the board. Phil requested that Susan Linder, vice president, act as secretary for the board meeting, the annual association meeting, and the board organization meeting. Phil then 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

In the absence of Erika Conley, treasurer, Phil requested that Paul Gardanier, member at large, to act as treasurer for the board meeting and the annual association meeting. Paul reported to the Board the cash balances in the following accounts as of March 27, 2026:

Alliance Association Bank (AAB):

Income Account – 0571:	\$ 56,564.99
Operating Checking – 5398:	\$ 27,345.61
Tax Insurance Savings – 1274:	\$ 25,756.82
Reserve Checking – 2871:	\$ 10.04
Reserve Savings – 0762:	\$ 93,046.99

BMO Bank:

Income Checking – 9817:	\$ 2,656.47
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A motion to approve the treasurer's report was made by Phil Lee and seconded by Paul Gardanier. All were in favor. None opposed.

APPROVAL OF THE JANUARY 14, 2026, BOARD MEETING MINUTES

The board reviewed the board meeting minutes for January 14, 2026, and noted typographical errors. A motion was made by Susan Linder to approve January 14, 2026, board meeting minutes as corrected. It was seconded by Paul Gardanier. All were in favor. None opposed.

JANUARY AND FEBRUARY 2026 FINANCIAL REPORT UPDATE TO THE BOARD BY LINDSAY ALVIS, PROSPERITY CFO

Lindsay reviewed with the board the January 2026 and February 2026 Balance Sheets. She also answered questions from the board regarding "Other Miscellaneous Lodging Revenue" indicated on the Profit & Loss section of the monthly financial report. She explained in detail with examples of ledgers how this is reflected in the monthly financial reports.

APPROVAL OF THE DECEMBER 2025, JANUARY 2026 AND FEBRUARY 2026 FINANCIAL REPORTS

A motion to approve December 2025, January 2026, and February 2026 financial reports was made by Susan Linder and seconded by Phil Lee. All in favor. None opposed.

APPROVAL OF NEWMAN HOA CPA AUDITING FIRM

As of December 31, 2025, Porter & Lasiewicz will not be representing the Beachcomber as its auditor. Phil and Lindsay discussed this with the board Newman HOA CPA, an auditing firm that represents other HOA's. Lindsay is currently working with them for other HOA's in South Lake Tahoe and highly recommended them to the board. A motion was made by Phil to approve Newman HOA CPA for the 2025 tax season. The motion was seconded by Paul. All were in favor. None opposed.

DISCUSSION FOR THE BEACHCOMBER RESERVE STUDY

The board will revisit this topic at the 2026 budget meeting in September.

UPDATE ON PENDING SPECIAL ASSESSMENT

The board will revisit this topic later in the year.

REMOVAL OF TELEPHONES IN GUEST UNITS

Robert reported to the board that the new wi-fi has been installed and suggested that the board discuss removing the telephones in the guest units at the end of the lease term in August 2026. A motion was made by Susan to remove the telephones located in the 20 guest units at the end of the lease term in August 2026. Paul seconded. All in favor. None opposed.

WEEK 53 UNIT PRICE

Robert reported that January 1 through 8, 2027 is week 53 this year. The Beachcomber offers week 53 first to the owners of week 52 and then to the other members for rental. A motion was made by Paul to offer week 53 (January 1-8, 2027) at a price of \$500. Phil seconded. All in favor. None opposed.

REPLACEMENT OF ELECTION PROXY HOLDER FOR 2026 ANNUAL ASSOCIATION MEETING

The board acknowledges at this board meeting that on March 10, 2026, the board met via telephone conference without minutes to accept Jaqui Camberos as the election proxy holder for the March 28, 2026, annual association meeting.

MANAGER'S UPDATE

Robert reported to the board on:

- Staffing changes and employee health insurance
- Replacing the vacant front desk position
- Reserve purchases for units (fireplaces in units R and O; mattresses, sofas
- Indoor hot tub repairs)
- Parking lot repairs needed (the board requested that Robert get quotes and send the quotes to Phil for review)
- Tradewinds on website – To help owners who have units for sale and with their consent, Robert will add to Tradewinds the Beachcomber contact information, and the Beachcomber staff will take the contact information of any interested buyer. The staff will then contact the owner to provide the buyers information.
- Provided Spectrum update
- Replacing outdoor building lights
- Replacing thermostats in all units

POWERPOINT PRESENTATION FOR THE ANNUAL ASSOCIATION MEETING

Robert discussed briefly his PowerPoint presentation for the annual association meeting to the board.

MEETING ADJOURNMENT

There being no further business to come before the board, a motion for adjournment was made by Phil and was seconded by Paul. All were in favor. None opposed. The meeting was adjourned at 10:19 p.m.

Susan Linder

Susan Linder
Vice President and acting Secretary