

Marriott Resort Hotel Condominium - Camelback Inn

Council of Co-Owners

Paul Dembow, President
John Simon, Vice President

Mark Barbano, Secretary
David Bartholomew, Treasurer

September 25th, 2026

Fellow Co-Owners,

It has been another rewarding year serving you as President. Before I begin, let me review the mechanics of the Annual Meeting.

Annual Meeting Overview

On Saturday, October 24th at 9:00 a.m. (Arizona Time) we will hold our 54th Annual Meeting at Camelback Inn, both in person and in a virtual format (same as previous years) where attendees can participate remotely via GoToWebinar. The meeting will begin with in-depth presentations by the Inn's new General Manager and the General Partner, followed by a condensed Condominium Association business meeting. The committee reports that are normally presented during the meeting are, instead, included in this packet and will also be available on the Co-Owners' website. I urge you to read the various reports, as they will not be repeated at the meeting. Although we plan to shorten the overall meeting time, you can expect to learn full details about the Inn's record setting performance and anticipated projects. As usual, there will be time for your questions.

Whether you plan to attend in person or virtually, we ask that you register and return your ballot in advance as this will greatly assist our planning efforts. A paper ballot is included in this packet. It can be printed and emailed to Jess Tanner at jess.tanner@camelbackowners.com or submitted in-person at any of the Annual Meeting onsite events. An electronic ballot can also be submitted through the Co-Owners' website – www.camelbackowners.com.

If you plan to join us in-person, please use the Co-Owners' website to RSVP for the various social events and property tours.

As in previous years, name tags will be provided for registered attendees and their guests. A welcome envelope containing your name tag, schedule of events, resort map, and paper ballot will be available when you check in at Camelback Inn beginning Wednesday, October 21st. If you are not staying at the Inn, you may pick up your welcome packet at the front desk.

Registration is kindly requested by *Tuesday, October 13th*. Registration after this date will result in blank name tags for the Co-Owners' and guests to write their own information as we will not have time to print, assemble and package the name tags and welcome envelopes beyond this date.



SCAN TO REGISTER FOR THE 2026 ANNUAL MEETING & EVENTS

My Gratitude

I want to thank Richard Romane and his entire team for their professionalism and the outstanding relationships they maintain with our Co-Owners. They hit the ground running just before last year's meeting and have not stopped. Thank you for making the Camelback Inn run so exceptionally well.

To Christine Baekey and Bob Hayward at CHM Warnick: Thank you for your expert guidance in helping our Board professionally manage the property. Your deep industry knowledge makes our work more effective.

To Danielle Lesperance and Keith Haegele at Great Lakes Funding Solutions, Inc: Thank you for elevating the level of service to our group. We deeply appreciate both the quality and the care you bring to your work every day.

To Matt Rapier of May, Potenza, Baran & Gillespie: The firm that has advised us for decades, has seamlessly taken over from Dorothy Baran, who remains available for consultation. Matt has hit the ground running with his sharp mind, quick wit, and strong legal expertise. He has worked diligently to update our governing documents for today's realities. Thank you, Matt.

I am a firm believer that "All of us are smarter than one of us." With that in mind, I want to extend special thanks to the many volunteers who have made my job easier and our organization stronger and more sustainable. These are the definition of "Thankless Jobs" so I'm going to give some love where it's due.

To Betsy Heath: Thank you for leading the Nominating Committee, along with Bob Johnson and John Thompson. Your efforts ensure we continue to attract qualified volunteers to serve our organization. I also want to recognize the strength you have shown in continuing to serve following the loss of your husband, Bob. Your resilience is an inspiration to us all.

To Jon Brinlee: Your leadership and attention to detail as Chair of the Property Planning Committee have been outstanding. Together with committee members Dom Addeo, Mark Barbano, John Heller, and Michele Grimaldi Stein—who collectively bring decades of ownership experience dating back to the resort's earliest days—this team has provided invaluable insight. Their eye for detail and cost-effectiveness gives me great confidence that our projects are in excellent hands. Thank you all.

We are fortunate to have an exceptional paid staff member, Jess Tanner. Jess has the rare "go gene." No matter what is happening in her life, she gets the job done with the

highest level of service and a consistently positive attitude. From Co-Owner interactions to the new website and countless behind-the-scenes tasks, Jess consistently delivers.

A favorite line from the original Superman film comes to mind. As Lois Lane falls from the sky, Superman catches her and says, "Don't worry, I've got you." She replies, "You've got me... Who's got you?" For our Board, the answer has been Maureen Cox, our newest Communications Board member. Maureen hit the ground running and has fully owned her role from day one. Working closely with Jess and John Simon, she has brought our policies, procedures, website, and communications up to current best practices. Maureen, thank you for your can-do attitude and tremendous energy.

To Mark Barbano: Thank you for sharing your deep historical knowledge and for your steady, positive guidance through complex issues. Your pleasant demeanor and dedication—especially while grieving the loss of Leah—have been greatly appreciated.

To Joe Schauer: Affectionately known as "Dr. Social," thank you for bringing your exceptional bedside manner and professionalism to our events. Your kindness and persistent effort make every gathering special. I also want to thank Steve Striegel for helping create such wonderful experiences for all of us.

To John Simon: Our Vice President and ultimate "doer," thank you. John has an uncanny ability to anticipate needs and deliver—often while managing significant personal challenges, including back issues and a cross-country move. He successfully migrated us from outdated platforms to a modern website and communications system, giving us far better data on our co-owners. John, thank you for helping bring us into the future—with a smile.

Years ago, Shell Oil had commercials with a car pulling up to the service station making a weird noise and the Shell Answer Man would walk up to the car and tell the driver what was wrong with it. Chris Sullivan is our "Shell Answer Man." With his lifelong hospitality career and actual experience working at the Camelback Inn as a Marriott employee, Chris provides invaluable perspective. His strong moral compass ensures he always stays on the right ethical path. Chris, thank you for making me "resort smart."

Finally, I have been blessed with an outstanding mentor in David Bartholomew. David, thank you for always being available to listen, advise, and help me serve more effectively. They say behind every great man is a great woman. In my case, behind this presidency has been a great former president. Thank you, sir.

At last year's meeting, we celebrated our new agreement with Marriott regarding encroachments and inclusion in the Friends and Family program. That program has since evolved into Marriott Envoy. While it requires additional work from the Board, the core benefits remain strong. Special thanks to John, Maureen, and Jess for the heavy lifting on this initiative.

This year, I am proud to report that your Board successfully updated our governing documents, our Declarations and CC&Rs passing with over 80% voting yes. These updates better position us to create long-term value for all members. Thanks to the

previous and current Boards for seeing it through to completion. Looking at sales data over the past ten years, unit values have more than doubled. These changes should help that positive trend continue.

We live by the mantra: "Leave it better than you found it." I believe we have done exactly that. Looking ahead, our focus will shift to completing the "Camelback Inn Board Membership for Idiots" guide—an excellent idea proposed by Maureen. With the heavy lifting behind us, I am hopeful that Board service will become smoother and more sustainable moving forward.

Paradise Valley and the Camelback Inn are truly special places. Thank you to everyone—our dedicated team, volunteers, Board members, and Co-Owners—who continue to make them even better.

Very best regards,

Paul Dembow

Paul Dembow - President, Council of Co-Owners
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