

Marriott Resort Hotel Condominium – Camelback Inn

Council of Co-Owners

2026 Report of the Property Planning Committee

Fellow Co-Owners:

The Property Planning Committee (PPC) is a special committee appointed by the Board of Directors of the Camelback Inn (CBI) Condominium Council of Co-Owners. The Committee serves the Board in a property oversight and advisory capacity to help ensure responsible stewardship and long-term property enhancement of the CBI Condominium.

The mission of the Committee is to safeguard and enhance the value, functionality, and revenue potential of the Condominium property through informed oversight and strategic review.

The PPC is committed to:

- Maintaining awareness of the property's ongoing needs for repair, improvement, upgrading, and replacement.
- Recognizing opportunities for new improvements and potential new uses of common areas that may increase Co-Owner revenue.
- Conducting inspections to review completed projects and monitor projects under construction.
- Thoughtfully considering proposed and pending operational matters presented by management.
- Carefully evaluating the necessity and impact of proposed capital expenditure projects.

Changes to Committee Structure

The Board of Directors of the CBI Condominium has approved an addition to the Enabling Resolution of the PPC establishing four appointed Co-Owner positions, each serving staggered four-year terms. The purpose is to ensure the retention of institutional knowledge over time. Many projects within the Condominium can take years to develop, making continuity and a complete understanding of a project from beginning to end essential.

2026 Overview:

The PPC held meetings with CBI management, Marriott representatives, and the guest room design team on January 28, March 17, April 28, and May 5, 2026. Below is a consolidated overview of project status updates and planning discussions from those meetings. The next PPC meeting is scheduled for Friday, September 25th via Microsoft Teams. We will also meet onsite in October prior to the 2026 Annual Meeting.

The following projects were completed or substantially completed as reported in January 2026:

- Asphalt Project
- Motor Control Panels
- Plate & Frame Heat Exchanger - completed
- Bollard Lighting Replacement - substantially complete. Nineteen additional lights were needed, primarily around the spa area. Those units had been received for installation, and an additional order was placed to keep spare lights on hand.
- Fire Control Panel - substantially complete
- Associate Locker Room Renovation - substantially complete, with positive feedback reported from Associates
- Projects covered by the Hotel Discretionary Fund - substantially complete

Ongoing and incomplete prior-year projects include:

- Guest Room Window Replacements - work continues on the units currently scheduled
- Condenser Water Pump - remains an open prior-year project
- Roof Replacement - Main Building: contractor selected; project specifics were still being finalized
- Cooling Tower - Main Building: remains open
- Heat Exchanger - Main Building: scheduled in January for completion in February 2026; no later completion update was included in the meeting records provided
- Latillas - work is ongoing
- Computer Equipment - systems are being evaluated to determine which need updating
- Roof Restoration - scheduled casitas: work is ongoing
- Guest Room HVAC/FCUs - work continues on scheduled units
- Commercial Dryers - remains open
- Pool Furniture - includes day beds at the pool and suites
- Pool Equipment - remains an open project
- Exterior Painting - the January target was completion by the end of March. By the March 17 update, painting was still underway, with completion then anticipated in May

Projects currently planned or underway from the 2026 budget year:

- Parking Lots - completion of the remaining lots
- Chillers - Main Building
- Commercial Washers

- Sanitary Pipe Inspection and Repairs - inspection has been completed and expensed. Estimated repairs are \$750,000 - \$900,000; the cost split with Marriott remains to be determined. The repair project was out for bid and was not yet on the current-year budget schedule.
- HVAC/FCUs
- Pool Equipment
- Systems - computer and technology needs for the resort
- Resort Umbrellas

Projects on hold or still in planning include:

- Sun decks - \$2,500,000 Article V project. Management requested additional ROI research. In March, Richard Romane, CBI General Manager, indicated that management hoped to present a data-driven proposal to the Board in May so a decision could be made on whether to pursue an Article V proposal to Co-Owners by fall. If approved, management hopes to complete the work during the 2027 bathroom/guest room renovation.
- Front Walkway - design and scope are being developed. Material options are under review, with stamped concrete identified in January as the leading option.
- Lobby Design Fees - deferred, with management looking to the following year
- Guest Entertainment / TV Streaming - in January a provider had been selected, and completion was expected by spring 2026. By the March update, conversion to a new system was reported as on hold because the resort remains under contract with its current vendor for another two years; the current vendor is working toward a possible solution within its own system.

Bathroom & Guest Room Remodel Discussion:

- The design concept continues to focus on respecting the historic character of the resort while reflecting the surrounding desert landscape and creating a sense of renewal and connection. Materials and colors under consideration include bronze, pottery, baskets, adobe, ceramics, desert tans, greens, rust/orange and pink tones, along with leather and wood furnishings.
- Rooms 571 (two queens) and 261 (one king) were selected as model rooms because their floor plans represent two of the most common room types on the property.
- Bathroom renovations will generally remain within the existing layouts and retain the existing shower glass block. Planned replacements include floor and wall tiles, cabinetry and countertops, shower doors, plumbing fixtures, closet doors, entry doors and wallpaper.
- Bedroom work will be primarily a soft goods update with selected furniture replacement. Existing headboards/bed frames, nightstands, desks and dresser/armoires are expected to remain. Planned replacements include

desk/table chairs, end-of-bed benches, sleeper sofas where applicable, window coverings, bedside lamps, carpeting in upstairs units, area rugs in downstairs units and selected artwork.

- Wet bar/kitchenette areas will retain the existing tile flooring while receiving painted cabinets, new countertops, sinks, tile backsplashes, mini refrigerators and new lock-up closet doors.
- By March, the design was continuing to sharpen, with materials, finishes, and a more defined furniture direction being selected. The May design-team update reported continued refinement with no major changes to the overall design elements.
- Lighting and power access remain important design issues. The PPC expressed support for an overhead work light at oval tables and noted that sconces alone are not sufficient for task lighting. Easily accessible power at the work/table area is also a priority. The design team plans to use the model rooms to test different approaches, recognizing that Kiva and non-Kiva rooms present different lighting and power challenges.
- Furniture and functionality questions raised during the April discussion included the use of C-tables as nightstands/work or coffee tables, the selected sofa style, possible round tables between lounge chairs and queen beds, and refrigerator sizing in kitchen areas.
- Bathroom details reviewed by the PPC included vanity drawer clearance around toilet-paper holders, hinged versus sliding shower doors, and whether the budget can accommodate grab bars and/or shower seats. By May, the plan called for two fully functioning deep drawers in each vanity plus motion-activated under-counter night lighting. Most shower doors are expected to be hinged, with sliding doors used where space requires. Grab bars and a shaving ledge had not yet been included but remained under consideration.
- Interior hinged doors are expected to be refinished rather than replaced. Carpet samples for second-floor rooms were expected to be available for review, and design materials were to be presented during the May 15-16 onsite Board meeting.
- Model-room construction is scheduled to begin in August and finish by mid-September 2026. The completed model rooms are expected to be available for viewing during the 2026 Annual Meeting.
- Full guest room construction is scheduled to begin at the end of May 2027 and be completed by the end of August 2027. Co-Owners will need to empty owner closets during construction; the timing and process had not yet been determined, and advance communication to Co-Owners was identified as important.

- The model rooms are intended to provide a practical opportunity to evaluate lighting, workspace connectivity, bathroom details, furniture, and finishes before the full 2027 renovation begins.

Projects Funded from FF&E Reserve:

- 2024 Guest Entertainment Connectivity - originally expected to be completed by spring 2026, but later reported on hold because of the existing vendor contract
- ADA-Compliant Mattresses - Engineering is working to identify and provide what is required
- Guest Bathroom Cabinetry - final round of repairs before the full room renovation
- 2025 Room Renovation Design Fees - 10% was placed in the 2026 budget for deposits
- 2026 Room Renovation Case Goods (bathroom)
- 2026 Hair Dryers

Camelback Inn Associates Limited Partnership - 2026 Capital Plan Budget

Prior-year open projects funded from distribution totaled \$3,364,709. Current 2026 projects totaled \$1,273,987, for a total owner-funded project spend of \$4,638,696 reflected in the January 2026 capital plan.

Projects funded from the FF&E Reserve include guest entertainment connectivity, ADA mattresses, guest bathroom cabinetry, room renovation design fees, 2026 bathroom case goods, and hair dryers. Remaining escrow-funded project spend was approximately \$3.22 million. The projected ending FF&E escrow reserve balance as of December 31, 2026 was \$25,839,854.

The 11% contribution of partnership sales to the escrow fund is scheduled to end December 31, 2026. The contribution level for 2027 had not yet been determined.

Respectfully Submitted,

Jan Brinlee

Chairman, Property Planning Committee
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