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## Report of the Property Planning Committee

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The Property Planning Committee met with CBI General Manager, Richard Romane, on July 24, 2025. Below are the notes and status updates for various projects across the property.

The next Property Planning Committee Meeting is scheduled for Wednesday, October 16, 2024 at 2:00pm (Arizona time).

### **Attendees:**

#### **Marriott Staff**

Richard Romane  
Sarah Christie Rydell

#### **CHM Warnick**

Robert Hayward

#### **Committee Members & Guests**

Paul Dembow  
Jon Brinlee  
Michele Grimaldi Stein  
Joel Stein

Began with tour of the property.

### **The following projects have been completed or are scheduled for completion within the next few weeks:**

- Lighting Bollards: Approximately 600 installed; 12 pending. Completion anticipated by end of August.
- 2023 Roof Restoration: One remaining, to be finalized next week.
- Computer Equipment purchases (2023 & 2024 budget cycles).
- Associate Cafeteria renovation.
- Concrete Walkways throughout the resort.
- Asphalt Project.
- HR/LP Office Renovation.
- Pickleball Courts.
- Chiller installation in Building 300.
- Water Softeners: The budget should reflect a 50/50 split, not the full allocation indicated in the 2025 Capital Plan.
- Golf Cart acquisitions.
- Jackrabbit Pool Pump installation.

### **Ongoing projects from the 2023–2024 budgets include:**

- Guest Room Window Replacement (2024): Identified rooms; scheduling is in progress.

- Condenser Water Pump: Work planned for cooler temperatures.
- Motor Control Panels: Scheduled for late 2025.
- Plate & Frame Heat Exchanger: Scope completed; budgeting underway.
- Cooling Tower—Main Building: Deferred until cooler conditions; additional \$10,000 (or more) may be required.
- Guest Entertainment Connectivity: Implementation of the Sonify system, enabling guests to cast content to TVs. Scheduled for Fall 2025 (funded from FFE Reserve).

**Projects currently underway from the 2025 budget year:**

- Exterior Painting: Expected completion between late November and early December. Phase 1 of 5 (casitas exteriors) is in progress.
- Fire Control Panel installation.
- HVAC Package upgrade (laundry, accounting, gift shop areas).
- Computer Equipment procurement.
- Metal Resort Umbrellas: Ordered, expected delivery in August.
- In-Room Fireplace Conversion: Thirteen wood-burning fireplaces being converted to gas (FFE Reserve).
- Coffee/Esspresso Equipment: Transitioning to Illy coffee makers in guest rooms to enhance guest experience. Noted by Bob Hayward that previous implementations posed usability challenges; detailed operating instructions will be provided.

**Additional ongoing 2025 budget projects:**

- Hotel Discretionary Fund utilization.
- Roof Restoration activities.
- HVAC/FCU upgrades in guest rooms.
- Guest Bathroom Cabinet Repairs (FFE Reserve).

**Planning and sourcing phase projects for 2025 include:**

- Front Flagstone Walkway: Coordination with new lobby design.
- Associate Locker Room Renovation: Currently soliciting proposals.
- Commercial Dryer acquisition: Evaluating options; washer units also may require replacement soon.
- ADA Mattress Procurement (FFE Reserve): Sourcing underway; anticipated completion in 2026.

**Projects from 2025 likely to be postponed to 2026:**

- Sundecks FFE Reserves (Article V approval required).
- Sundeck Roof Restoration.
- Lobby Design Fees: Actual renovation projected for 2027.

**Bathroom Remodel Discussion:**

- Initial kick-off call held with the Project Manager (previous spa renovation lead).
- RFP process commenced for architect and designer selection (four candidates identified).

- The renovations will involve complete demolition; model bathroom completion anticipated by April or May 2026, with construction in 2027.
- Financial reserves are projected to sufficiently cover project costs by 2027; estimated FFE balance as of 12/31/2025 is \$22,500,000, with an additional \$5,000,000 possible if the 11% contribution rate continues into 2026.

**Lobby Renovations Discussion:**

- Roof replacement bids are being collected; work set to begin this fall.
- Integration of lobby updates with room renovations, including flagstone improvements.

**Final Discussions:**

- Queries were raised regarding allocation percentages within the budget plan; variances from 50% or 100% allocations explained by Matt Hart as reflective of specific line item expenditures (e.g., computers, walkway, HVAC, Hotel Discretionary Fund).
- Hope was expressed for the approval of the Underground Survey (sewer and water pipes) by year-end.
- Future reserve funding levels discussed, considering aging infrastructure; Bob Hayward suggested increasing the traditional 7% reserve rate to approximately 10%.

**Property Tour Highlights:**

- Spa Project: Anticipated opening in January 2026.
- Exterior Paint Project overview.
- Bollard pathway lighting assessment.

**Camelback Inn Associates Limited Partnership – 2025 Capital Plan Budget**

\*Budget Year Projects Funded from Distribution: Allocation, Prior Years Spend\*, Forecast, Remaining Spend for 2025, Project Status, Notes\*

A comprehensive table outlining specific allocations, expenditures, and status for all major property capital projects (roof restoration, building automation, computer equipment, cafeteria, window replacements, HVAC upgrades, etc.) is available for review. Total owner-funded project spend for 2025 amounts to \$5,954,777.

\*Projects Funded from FF&E Reserve:\* Detailed breakdown includes connectivity enhancements, ADA mattresses, bathroom cabinetry, design fees, in-room fireplaces, and coffee/espresso equipment. Projected ending escrow reserve balance as of 12/31/2025 is \$22,509,404.