

Rio Del Sol
Board Meeting Minutes
October 13th, 2020

The Board Meeting was called to order at 6:00 P.M. In attendance were Board Members Darryl Migdol, Paul Wasukewicz, Jessica Garcia, Mary Jo Lowe, and Greg Befort (arriving at approx. 6:20 P.M). In attendance was the Community Association Manager Amy Telnes. General Members present were asked to sign an attendance sheet which will be kept on file with these Minutes.

Breezy Ratliff, Owner of Ratliff Painting spoke to address delays in the schedule for the contract to paint the buildings. She reported she is 3 months out. She has a 10 person crew, but lost 2 key employees in the past week. 1 has an injury and 1 relocated out of Lake Havasu City. Hiring replacement professional tradesmen in Lake Havasu City is difficult. This job needs time and attention allocated to it or there will be issues. The first course of action will be to pressure wash building 7 and then apply a primer recommended by Dunn Edwards to sit between 2 & 4 weeks to make sure it works. Dunn Edwards reps are helping investigate why the peeling is happening. Even though there is a delay, once she gets started things will progress quickly. An owner asked what the warranty is and Breezy stated there is no warranty on underlying issues such as a substrate failure, but the paint itself has a 2 year warranty.

Board Member Paul Wasukewicz reported that Board Member Greg Befort would like to see the Board Members to start being more active in their roles. He would like to focus on the qualification and experience for the roles. For instance the treasurer should have finance and accounting experience and take an active and lead role in financial matters, and the Secretary should have office business experience to fill that role. Board Member Greg Befort arrived at 6:20 P.M. and the discussion thus far was reiterated. Greg added that he wants owners to get more involved and offer solutions so the Board can be more productive. Darryl Migdol stated he would like to see more owner involvement because we've gone many years with very few willing to help. The Manager asked if the Board would like to resume the monthly Board Meeting schedule or continue with the quarterly meetings. The Board agreed to continue meeting quarterly as they felt they are more productive.

General Business:

The Board reviewed the July 15th, 2020 Board Meeting Minutes.

Action: Greg Befort made a motion to approve the Minutes as written. Paul Wasukewicz seconded. Vote 5-0.

The Board reviewed the Financial Statements through September 30th, 2020.

Action: Greg Befort made a motion to approve the Financial Statements as presented. Mary Jo Lowe seconded. Vote 5-0.

Old Business:

Board Member Darryl Migdol reported the TV antenna cables are deteriorating underground. 20-30 channels are available. 1 antenna feeds all the buildings. 3 buildings are not receiving signals. We've determined it is more cost effective to put an antenna on each building then trace out and repair the underground wiring which does not appear to be buried in conduit. An electrician is needed to place power for each antenna at each building and how best to do that is being looked into.

Board Member Greg Befort reported there was a lot of research on the spa covers. We should have in 4-6 weeks after final measurements. They will be stored out of the sun.

Board Member Darryl Migdol reported the chaise lounges were recovered last year, and approximately 7-8 months into it they started turning brown. The owner at Nu Look Revinyling who completed the work told us there is a known defect in vinyl and he said he would take care of it. He was closed for a while due to Covid concerns, but he has re-opened and now not returning Darryl's calls. The Board instructed the Manager to send a final demand letter, and if that is not responded to then we'll open a small claims case.

The Board reviewed and discussed the form proposed to use when an owner would like to replace their windows. The Board would like to make sure all the owners and the Association are protected from damage when windows are installed, but not make it too restrictive or cumbersome that people won't make these improvements. The Manager recommended the Board speak with the Association's insurance agent to find the best ways to protect everyone. A conference call will be set up with the Association's insurance agent and Board Members.

The Board reviewed a quote for the 2019 Year End Audit from CPA/EA Carol Colon. The price is within what was budgeted and what was paid in previous years. The Manager was instructed to have Ms. Colon get started on the 2019 year end work.

New Business:

An owner requested that the Board replace missing plants and address the landscaping needs. There was a discussion that painters are going to be working around the buildings and plants will be damaged in the process. It was discussed that it does not make sense to replace plants around the buildings and walls until the painting is complete. Areas that are away from work areas, which are few and far between, can have plants replaced. The Board would like to see the painting project completed, and new plants added thereafter this spring. 2 owners in attendance offered to form a landscaping committee to help out with the day to issues such as monitoring the irrigation and providing on site direction to the landscaper. The Board is open to that and will appoint Committee Members at the next Meeting.

The 2021 Preliminary Budget was reviewed. The Board will need to consider raising the dues. This was tabled for further review.

An owner stated he was tired of smoke in the Common Area. The owner stated Article 11, Section 14 of the CC&R's addresses nuisance and odors. Greg Befort offered to look into the smoking laws and rights of all owners.

Action: With no further business, Mary Jo Lowe made a motion to adjourn the Board Meeting at 7:20 P.M. Greg Befort seconded. Vote 5-0.