

Rio Del Sol
Special Meeting Minutes
November 20th, 2020

The Special Meeting was called to order at 9:00 A.M. In attendance were Board Members Darryl Migdol, Greg Befort, Jessica Garcia, Mary Jo Lowe, Paul Wasukewicz, and 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.

The first item of the Special Meeting was to accept the resignation of Paul Wasukewicz and appoint a replacement Board Member. However, Paul Wasukewicz rescinded his resignation and agreed to remain on the Board and fulfill his term.

The second item of the Special Meeting was to establish a Landscaping Committee and discuss forming other Committees that we have volunteers for.

Action: Darryl Migdol made a motion to appoint Larry Sisk, Rita Jackson, Joan Crass, David Mullen, and Terry Nicol to the Landscaping Committee with Larry Sisk as the Chairman of the Committee. Greg Befort seconded. Vote 5-0.

The Manager reminded the Committee Members they must post notices of their Meetings, have an Agenda, and keep Minutes to follow the Open the Meeting Laws which apply to Committees. The Manager will post the Meeting dates and times on the website so owners can attend the Committee Meetings if they choose. Wendy Befort volunteered to head up a Communication Committee to run the website and to produce email notifications to keep owners better informed. The Board Members were all open to that and will look into how the website posting and email blast duties can be shifted from the Manager's office to Wendy.

The third item of the Special Meeting was to adopt the 2021 Budget and discuss a 5% increase in the monthly dues. Board Member Darry Migdol reported costs are going up on everything. We've held dues at a constant rate for a long time, but unfortunately, we're faced with the higher costs and the need to replenish the reserve account. Board Member Greg Befort and General Member John Jordan are working on a Reserve Study, so we have some sort of guidance on what needs to be saved each year to keep up with our capital expenses. The CC&R's allow the Board to raise the dues up to 5% each year.

Action: Mary Jo Lowe made a motion to raise the dues 5% to \$168.00 per unit per month for 2021. Greg Befort seconded. Vote 5-0.

The Manager will send notice of the increase to the owners to comply with the CC&R's. The numbers will be plugged into the 2021 Budget for the Board to review at the next Regular Board Meeting in January.

Action: With no further business, Darryl Migdol made a motion to adjourn the Special Meeting at 10:00 A.M. Paul Wasukewicz seconded. Vote 5-0.