RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES
SEPTEMBER 15, 2026 at 10:00 AM
ZOOM ONLY
ZOOM Meeting ID: 851 8689 9208 Passcode: 097304

I. CALL TO ORDER

The meeting was called to order at 10:00 AM by Rita Jackson.

II. ESTABLISH QUORUM

a. Board Members: Rita Jackson- President, Gary Walstad- Vice President, Julie Higgins- Secretary, Neal Anthony- Treasurer
b. Absent: Mary Bohl- Member at Large
c. HOAMCO Management: Teresa O'Neal- Regional Manager
d. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – July 14, 2026 meeting minutes approved. Rita/Neal

IV. FINANCIAL REPORT

a. July 2026 financials approved. Rita/Julie
b. Operating $24,924.47 Reserves $182,524.27

V. NEW BUSINESS

a. 2027 Preliminary Budget- *Discussion: A discussion was held regarding expected expenses for 2027. The board added 3% increases to insurance, janitorial, landscaping, and pool maintenance. Management fees increased 3%. Add new general ledger codes for Repairs and Maintenance Fire Equipment and Repairs and Maintenance Cameras. Expected reserve transfer in 2027 is $128,229.67.*

VI. HOMEOWNER OPEN FORUM

a. Patti Walstad wanted a cash flow statement. The manager asked for a request in writing.

VII. BOARD MEMBER INPUT

a. Rita asked for policy showing corrected deductible.
b. The manager suggested a meeting with VIP Plumbing regarding main line leak detection and pressure relief valves.

VIII. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time

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IX. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 11:35 AM by Rita and Gary seconded.

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