

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
Tuesday, October 14, 2025 at 4:00 PM
1989 Mesquite Ave. Lake Havasu, AZ
ZOOM Meeting ID: 883 4067 9714 Passcode: 528256

I. CALL TO ORDER

The meeting was called to order at 4:00 PM by Rita Jackson.

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES –The July 8th, 2025, minutes were approved by Rita Jackson and seconded by Gary Walstead.

IV. FINANCIAL REPORT – July 31st, 2025, Financials were approved by Rita Jackson and Neal seconded. The board and management are awaiting the financials from August 30th 2025 and September 30th, 2025.

V. OLD BUSINESS

- a. Pool Status & New Replaster Update (Desert Storm Approved by the Membership 2/22/25)- *Discussion/Action: Gary updated the community on the pool project. Start date November 1, 2025, estimated completion by the end of December 2025. The cost for the pool cover has increased due to tariffs to \$7511.00.*
- b. Storage Unit Audit- *Discussion/Action: Julie reported she is still working on completing this and is and is still waiting on owners to contact her back. She will continue this project as soon as she returns.*
- c. Allo Fiber Optics has completed their installation and upgrade to the community. The Wi-Fi internet located in the clubhouse is at no charge. The Network Name is, rds1989 and the Password is club2025. Rita requested management to send an eblast to the community with the current Wi-Fi information. Noreen returned all of Optimum's equipment and that account has been closed.
- d. Landscaping Contract with Sotelo Brothers has been approved by the board via email and management is waiting on Ishmail to respond with his agreement to the contract or the appropriate increase that is to be expected.
- e. Wall Repair at Building 5- The wall repair has been completed for a total cost of \$5250.00 by Josh Bennett with JB Odd Jobs.

VI. NEW BUSINESS

- a. Clubhouse WiFi- Thermostat was repaired by All American Air for a total cost of \$257.60. The invoice for this repair was forwarded to management and is in the queue to be paid.
- b. Security Cameras- Rita states Allo has made eight points on the exterior of the buildings to allow for future security camera installations. Colorado River Communications' total bid to install cameras was \$9,102.97 with a 50% down prior to work and the remaining 50% due upon completion. Gary tabled this until more funds can be accrued.
- c. Pull Station (Ratify)- the pull station was completed in the amount of \$285.24. This project is complete.
- d. Community Light Bulb Replacement- Jb Odd Jobs replaced the burned-out light bulbs and walked the property to make sure all lights were working properly during the night. The cost for the bulb replacements came out to \$420.00. Rita stated that when she returns Jim will take over the light bulb issues moving forward.
- e. Assessment 5% Increase for 2026- Article 6 Section 4a states there is a maximum increase allotted of 5%. Rita made a motion to approve the 5% increase beginning January 2026 to bring the total assessment amount due to \$254.60. Neal Seconded this motion.
- f. 2026 Budget Draft- Rita discussed each line item on the 2026 Budget and made a motion to approve. Gary seconded the motion, and the 2026 Budget has been finalized.

VII. HOMEOWNER OPEN FORUM

- a. Noreen Unit #61- requested a repeat of the total expenses and the reserve transfer.
- b. Jen Unit #39- Asked if the board had considered other bids for cameras and suggested reaching out to Havasu Wiring.
- c. Nicole Unit #76- Spoke her concerns over the handicap parking and the janitorial service that is \$75.00 a visit.

VIII. BOARD MEMBER INPUT

- a. NONE

IX. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time
January 13th, 2026

X. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 5:27pm by Rita and Gary seconded.