



2020 ANNUAL MEETING MINUTES
February 22nd, 2020
Meeting Location: Lake Havasu City Library
FIRST DRAFT – SUBJECT TO APPROVAL

The Annual Meeting was called to order at 12:00 P.M. Those present were asked to sign their name on an attendance sheet which will be kept on file with these Minutes.

The President Darryl Migdol thanked everyone for attending. He announced that Board Members are here because they were voted in by the owners. The Board Members are not employees and they don't get a paycheck. Complaining and criticizing will not be allowed to take place. If you have a problem, bring a solution.

The 2019 Annual Meeting Minutes were distributed and reviewed.

Action: Darryl Migdol made a motion to approve the Minutes as written. Jessica Garcia seconded. The motion carried with unanimous approval.

Quorum was verified with the receipt of 64 Absentee Ballots and 13 Meeting Ballots which resulted in 77 total Ballots.

The Present Darryl Migdol provided details of the loan that the owners approved to paint the buildings. The Board's goal is to pay it off in under 6 years. The loan interest rate is 3.8%. Until we pay the contractor, the money is being held in a separate interest bearing account earning 1%. We are making an additional principle payment of \$300 per month.

The President Darryl Migdol reported that the chaise lounge straps are not holding up and he is working on a warranty claim with the company that re-straped the frames for us. The metal frames for the patio sitting chairs are breaking and we are also in the process of working on warranty replacements. These chairs are rated for up to 350 pounds and should withstand the use they are getting.

Owners requested a sunshade for the clubhouse patio. A bid for approx. \$500 was obtained, and this can be installed once the painting of the clubhouse is complete.

OLD BUSINESS:

Locking shut off valves for every unit was completed in 2019. Please remember to lock your valve if your unit will be left vacant. Always shut off water when your unit will be vacant more than 3 days.

Website and email notifications have been a success in 2019. We have all but a few email addresses in our data base of owners. We will continue to email newsletters and important announcements via email in the future. If you are not receiving emails from Rio Del Sol, please provide the Association Manager Amy Telnes with your email address.

NEW BUSINESS:

Greg Befort provided a pool committee report. We previously had a pool service company that did a great job for many years. Then suddenly service declined, and a new pool service company came in and that didn't work out. Another new company came in this year. He is a young owner operator. He was willing to sit down with Greg and go over short term and long term needs for the pool. Short term needs would be heating, cleanliness, and chemicals. Long term needs include resurfacing the hot tubs. A few years ago, a skim coat was placed over the surface of the hot tubs and it is now deteriorating.

Greg Befort proposed putting together a capital improvement plan. John Jordan offered to help with this.

The Board election results were announced. **Elected to the Board were:
Darryl Migdol, Paul Wasukewicz, Jessica Garcia, Mary Jo Lowe, and Greg Befort.**

The vote count was as follows:

Darryl Migdol received 53 votes

Paul Wasukewicz received 50 votes

Mary Jo Lowe received 50 votes

Greg Befort received 44 votes

Jessica Garcia received 43 votes

Sharon Migdol received 41 votes

Neal Anthony received 35 votes

Writes in receiving votes were Bruce Born (2), Leroy Nelson (12) Trudy Nelson (3), Jim Jackson (12), Tim Lindquist (8), Terry Nichols (3), Todd Anderson (1), Wendy Befort (1).

There was a discussion regarding window replacements. In the past, the Board has discouraged replacing the window frames due to the potential damage to the buildings and lack of uniformity. Only glass retrofits have been allowed. The Board is now open to considering frame replacements as long as they can be uniform and consistent with the original windows. Owners are encouraged to research and submit something that could work to the Board.

There was discussion regarding the need to build the reserve account. An owner recommended that there be a 5% increase each year until the reserves are built up. Greg Befort reiterated the capital improvement plan will be the document to drive and support any increases. Jessica Garcia would like to see goals put in place.

There was a discussion that the carpet that owners have been using for the upstairs front balcony carpet isn't being made anymore. Darryl Migdol will contact Cary's Carpet for an alternate product and put it on the website so everyone can find the approved carpet.

Action: With no further business, upon motion made and seconded, the Annual Meeting was adjourned at 1:00 P.M. with unanimous approval from the owners.

REMINDER:

The Board meets the second Tuesday of each quarter at 6:00 P.M. at the office of Amy Telnes Management Services located at 2563 N. Kiowa Blvd., Lake Havasu City, AZ 86403

- April 14th
- July 14th
- October 13th