

RIO DEL SOL QUARTERLY MEETING

TUESDAY, APRIL 12, 2022

6:00 PM RDS CLUBHOUSE

President Rita Jackson called the meeting to order at 5:58 pm. Secretary Nelson performed roll call. Present were President Rita Jackson, Vice-President Jim Jackson, Director Larry Sisk, Secretary Trudy Nelson and Treasurer Neal Anthony via zoom. Also present in the audience were Ed & Toni Lasher, Paul & Candi Cancilla, Chuck & Pam Wagner, Terry & Sarah Nickel, Wally & Patti Walstad, Noreen Lehman, Bruce Born, Coleen Mailhot and Robyn Mckie.

The Third item on the agenda was the action to approve the Draft Board Meeting Minutes of the annual meeting of February 19, 2022. President Jackson made a motion to approve the draft board meeting minutes of February 19, 2022. Seconded by Jim Jackson. Motion carried. Vote 5-0.

The Fourth item on the agenda was Discussion and Approval of the First Quarter (Jan-March) financial reports. President Jackson tabled the approval of the First Quarter financial reports until the July 2022 meeting, allowing ample time for people to formulate questions regarding the report.

The Fifth item on the agenda was discussion and possible action on a member's request to install an exterior mounted personal security system. President Jackson stated that the board has discussed this fully and made a motion to disapprove the request due to the Rio Del Sols' CC&R's and the state Condo Association Regulations. Trudy Nelson Seconded. Vote 4-1.

The Sixth item on the agenda was Discussion and Possible Action to increase the following fees: Resale Disclosure, Expedited Processing of Resale Disclosure and Pool key deposit. President Jackson stated that raising these fees will allow the association to increase revenue. President Jackson made a motion to increase the fees as follows: Resale Disclosure Fees to \$400, Expedited Processing of Resale Disclosure \$100 and pool key deposit to \$50. Seconded by Larry Sisk. Vote 5-0.

The Seventh item on the agenda was Maintenance Updates.

Paint Project – Neal Anthony stated that the Priming of the buildings is complete. The paint company will be inspecting the buildings prior to any paint being applied.

Pool and Landscaping – Larry Sisk stated the pool is maintaining a temperature of 86 and everything seems to be going well. The west jacuzzi has been shut off. The timers on both spas are not working properly and will be set up with new timer boxes that we have on hand. The irrigation system has been reverted so that water is being pulled out of the pool for landscaping. Larry is working with the Landscape company to get it adjusted correctly. The timers will increase the irrigation to landscaping beginning May 15th to maintain them during summer months. Any questions/concerns regarding the landscaping need to be directed to Larry Sisk who will in turn address with the Landscape company. The photocell for the lights on buildings 8 and 9 needs to be adjusted after it was replaced.

Cable/Internet – Larry Sisk has been in contact with Suddenlink and other internet providers and presented options. Following discussion by audience and board members it was decided to reduce Suddenlink coverage to Basic Cable and internet at a cost of \$156 a month. This will increase the internet speed also.

Insurance – President Jackson has been working with Owner Tim Lindquist to secure Insurance for the complex. The past carrier, Farmers Insurance, had increased our premium and the water deductible to \$10,000 per incident. They were able to obtain new coverage thru Nationwide Insurance with an annual premium that is \$4000 less with a \$2500 deductible on all perils.

Roofing – President Jackson has asked an owner with a roofing background to research roofing maintenance companies. When the paint project is complete the next plan is to schedule regular rotating roof maintenance.

The eighth item on the agenda was the Property Manager Update. President Jackson stated that Todd Sullivan of Mad Viking Management, submitted his resignation effective March 25, 2022, and turned in all records on March 31, 2022. Larry Sisk has agreed to be the Statutory Agent for the time being. President Jackson is currently looking into other Management options and asked for any suggestions from the audience. Robyn Mckie, owner, suggested Londonberry Realty.

The ninth Item on the agenda was Discussion and Possible Action to update Rules and Regulations. Trudy Nelson presented the proposed changes/additions.

1. Parking – Each condo is guaranteed one unassigned space. Excessive use of additional spaces will be restricted.
2. Balconies – Two (2) patio chairs allowed with each unit if they are color coordinated with complex paint color. No Bag, plastic or folding chairs are permitted. No pool items, shoes, coolers, etc. are to be left on the deck. One small table and one item of décor under 2 ft is permitted. No foil or sheet fabrics on the windows.
3. Rio Del Sol rental lease form must be submitted by owner **before occupancy by tenants.**
4. Garbage Receptacles – Three provided for RDS owners. No furniture, building materials, fixtures or appliances can be disposed of at this facility. All boxes must be folded flat when placed in dumpsters.
5. Pool Rules – Hours – Winter 7AM to 10PM – Summer – 7AM to 11PM.
 - a. No one under 16 allowed in pool unless accompanied by adult.
 - b. Guests must be accompanied by a resident of RDS.
 - c. No one under 12 allowed in the hot tubs.
 - d. Number of guests is limited to 4 unless prior approval has been given.
 - e. Glass is prohibited from the clubhouse to the pool fence and throughout the entire pool area.
 - f. No Smoking in the pool area.
 - g. Gates must always remain locked, no propping ever.
 - h. Only battery-operated radios in the pool area.
 - i. No Toys or Floating devices are permitted in the hot tubs.

Following discussion by the audience and board, President Jackson made a motion to Adopted the revised Rules and Regulations effective April 12, 2022. Seconded by Trudy Nelson – Vote 5-0.

The Tenth Item on the Agenda was New Items for Discussion at the next meeting.

1. Pressure Valve Maintenance
2. Paint Project Update
3. Carpet for Decks

There being no further business President Jackson made a motion to adjourn. Vice-President Jackson seconded. Motion Carried. Vote 5-0.

Meeting Adjourned at 7:14 PM

Trudy Nelson

Secretary