

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
SATURDAY FEBRUARY 21, 2026 12:00 PM
IMMEDIATELY FOLLOWING THE ANNUAL MEETING
1989 MESQUITE AVE LAKE HAVASU, AZ
ZOOM Meeting ID: 890 2894 4917 Passcode: 572085

I. CALL TO ORDER

The meeting was called to order at 12:59 PM by Rita Jackson.

II. ESTABLISH QUORUM

- a. Board Members: TBA
- b. HOAMCO Management: Teresa O’Neal- Regional Manager, Nicole Overlander- Assistant Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – January 13, 2026 minutes approved Rita/Gary. Mary Bohl abstained.

IV. FINANCIAL REPORT – December 2025 end of year financials were approved Rita/Gary. January 2026 financials not available. Ask portfolio accountant to provide reserve transfers.

V. OLD BUSINESS

- a. Pool Equipment Replacement Status & New Replaster Update – *Discussion/Action: Gary reported that the pool is complete and open. The fountain will be installed early next week.*
- b. Storage Unit Audit (Due Jan 1)- *Discussion/Action: Julie reported that the audit is completed and there are 3 lockers that are unknown and the locks will be removed and the contents will be donated.*
- c. Annual Audit)- *Discussion/Action: The manager provided all documents requested by the CPA.*
- d. Unit 66 Repair Cost (Ratify)- *Discussion/Action: Tims Custom Painting repairs \$425.00 approved Gary/Julie. Rita abstained.*

VI. NEW BUSINESS

- a. Board Member Positions- *Discussion/Action: The Board of Directors chose to keep all positions the same.*
 - Rita Jackson – President
 - Gary Walstad – Vice President
 - Julie Higgins – Secretary
 - Neal Anthony – Treasurer
 - Mary Bohl – Member at Large

- b. Trash Dumpster Gravity Bar Repair- *Discussion/Action: Completed.*
- c. Pool Regulations Reminder- *Discussion/Action: Rita held a discussion on the pool rules.*

VII. HOMEOWNER OPEN FORUM

- a. Nicole Bezzi concerned about opening and closing the pool cover. The board indicted there will be a \$500.00 inspection on the operator and it is under warranty. The warranty is to be uploaded to the website.
- b. Patti Walstad strongly opposed, and wants owners input.

VIII. BOARD MEMBER INPUT

- a. Discussion held on marijuana use in the community. The board discourages use of marijuana in the common areas ad it is against the law.
- b. Discussion held on clubhouse hours, kids in the clubhouse, no smoking in the clubhouse.

IX. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time
April 14, 2026 | July 14, 2026 | October 13, 2026 – Budget Meeting

X. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 1:45 PM by Rita and Gary seconded.