

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
January 14, 2025 at 4:00
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ
Zoom Only Meeting ID: 810 9974 6932 Passcode: 774022

I. CALL TO ORDER

The meeting was called to order at 4:04 PM by Chuck Wagner.

II. ESTABLISH QUORUM

- a. Board Members: Chuck Wagner- President, Gary Walstead- Vice President, Neal Anthony- Treasurer, Mary Bohls- Secretary, Sarah Nickle- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – October 8, 2024, October 17, 2024 & Special Owners Meeting November 16, 2024 approved by Gary/Mary.

IV. FINANCIAL REPORT – November 30, 2024

Operating \$32,748.25 Reserves \$234,885.15

- a. Reserve Fund Transfers in 2024 – May through August 2024 the reserve transfer was suspended by the board \$68,700.12 due to the operating account being over drafted for pool repairs and legal expenses.
- b. Overbudget Pool Repairs and Legal Expenses in 2024. Pool repairs continued through December.

V. MANAGEMENT REPORT/COMMITTEE REPORTS

- a. Landscaping Update- *Discussion/Action:*
 - Tree Removal- January tree to be removed near unit 3 and grind stump.
 - Irrigation Repair- Ishmael to evaluate.
- b. ARC Minutes- Approved
- c. Management Report- Teresa reported the annual meeting notice, election ballots, and special assessment ballot are being prepped to send to the community for the upcoming meeting Saturday, February 22 at noon at the Rio De Sol Clubhouse and by zoom.

VI. OLD BUSINESS

- a. Garage 124 Repair- *Discussion/Action:* Garage 124 repaired \$2,990.00 approved by the board via email, completed.
- b. Garage 100 Repair- *Discussion/Action:* Chuck Wagner to investigate. No photos received. Owner advised to get bids to submit to the board for review.
- c. Scheduled Roof Drain Cleaning December- *Discussion:* Affordable Plumbing reported to Gary that there was minor debris found on buildings 3 and 7 and the other

buildings were clear. Schedule annually Gary/Chuck.

- d. Roof Replacement Bldg.1,2,8,9 Scheduled May 2020- *Discussion/Action: Annual Inspection \$200.00 approved Gary/Neal.*
- e. Pool Status & New Plaster Payment Options- *Discussion/Action: The 2024 special assessment did not pass by 6 votes. Send another letter and special assessment ballot with election ballots with board approved payment options. The board interviewed 2 more pool companies Southern Desert Landscaping and another company that no showed. The board is confident in Desert Storms evaluation and bid. An ad-hoc committee of owners also visited Desert Storms show room for a Q&A. Total is \$192,805*
 - Pool Mechanical - \$19,375
 - Clubhouse Pation - \$10,733
 - Pool Plaster Refurbish - \$78,760
 - Pool Deck - \$76,000
 - Tax - \$7,896
- f. Storage Unit Audit- *Discussion/Action: 95 storage units. Email owners to confirm their storage unit.*

VII. NEW BUSINESS

- a. Black Algae Warning Signs- *Discussion/Action: The board signed a wavier with Everclear Pools. Manager to contact Mohave County for their feedback.*
- b. Landscaping Committee- *Discussion/Action: Discussion about a landscaping committee that reports and advises the board on landscaping issues for the board to make decisions.*
- c. Rules & Regulations- Reminders- *Discussion/Action:*
 - *Visiting Animals – no pets allowed*
 - *Glass in the pool area – no glass allowed*
 - *Balcony Violations – report to bhcviolations@hoamco.com read rules regarding furniture.*
 - *Dryer Vent, Water Heaters, AC units – Owners are responsible for annual check.*
 - *Spa Rules – no children under*
- d. CIT Loan Payoff- *Discussion/Action: The Board of Directors approved to pay of the loan with only two payments left. Neal/Gary*
- e. Parking Lot Evaluation Meeting- *Discussion/Action: Arizona Asphalt – Gary reported that the seal coat was done in 2013 and 2023. He will meet with vendors to be sure that this project can be funded in 2028.*
- f. Annual Meeting & Special Assessment February 22- *Discussion/Action: Another special assessment ballot will be sent out with the annual meeting notice that will include payment options.*

VIII. HOMEOWNER OPEN FORUM

- a. Jim Jackson reported the trash dumpster at Injo and Smoketree locking device is broken and needs a new locking bar. Contact Carol at Republic Services
- b. Larry Sisk no getting email. Send out update verification with ballot.

IX. BOARD MEMBER INPUT

- a. The board reminded everyone that Insurance Renewal is April 2025.

X. MEETING SCHEDULE

February 22 2025 at 12:00 PM – Annual Meeting

Second Tuesday of the Quarter – April 8, July 8, October 14 at 4:00 PM AZ Time

XI. ADJOURN OPEN SESSION

Motion to adjourn Chuck/May and all were in favor, and the meeting adjourned at 5:09 PM.