

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN MEETING AGENDA

OWNER'S WELCOME TO ATTEND

Tuesday, January 13, 2026 at 4:00 PM

1989 Mesquite Ave. Lake Havasu, AZ

ZOOM Meeting ID: 861 1062 9628 Passcode: 156615

I. CALL TO ORDER

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES – October 14, 2025

IV. TREASURERS REPORT –

- a. August 2025
- b. September 2025
- c. October 2025
- d. November 2025

V. OLD BUSINESS

- a. Pool Equipment Replacement Status & New Replaster Update – Discussion/Action:
- b. Storage Unit Audit (Due Jan 1)- *Discussion/Action:*

VI. NEW BUSINESS

- a. Unit 78 Roof Leak Ceiling Repairs- *Discussion/Action:*
- b. Unit 70 Roof Leak Repair (Ratify)- *Discussion/Action:*
- c. Unit 66 Roof Drain Repair- *Discussion/Action:*

- d. Unit 11 & 12 Running Water Sound in Walls- *Discussion/Action:*
- e. Pilar Damage (Unit 87) - *Discussion/Action:*
- f. Shower Drain- *Discussion/Action:*
- g. Bldg 5 Unit 71 Stairway Frame Corrosion- *Discussion/Action:*
- h. Unit 5 & 19 Clog Main Line Craigs Plumbing July 24- *Discussion/Action:*
- i. Dumpster Gravity Bar- *Discussion/Action:*
- j. Step Repair- *Discussion/Action:*
- k. Main Line Leak Repair & Valve Replacement (Ratify)- *Discussion/Action:*
- l. Annual Audit- *Discussion/Action:*
- m. Annual Roof Drain Inspection- *Discussion/Action:*
- n. Bldg. 4 Tile Roofs (Ratify)- *Discussion/Action:*
- o. Annual Meeting Reminder Monthly Assessments & Special Written Consent Ballot- *Discussion/Action:*

VII. HOMEOWNER OPEN FORUM

VIII. BOARD MEMBER INPUT

IX. MEETING SCHEDULE

Annual Meeting – February 21, 2026

Quarterly at 4:00 PM

April 14, 2026

July 14, 2026

October 13, 2026

X. ADJOURNMENT

The Board of Directors will enter Executive Session per A.R.S. Section 33-1804 A 1-5