

**RIO DEL SOL HOMEOWNERS ASSOCIATION**

**OPEN MEETING AGENDA**

**OWNER'S WELCOME TO ATTEND**

Tuesday, January 14, 2025 at 4:00 PM

ZOOM Meeting ID: 881 4405 7024 Passcode: 075795

**I. CALL TO ORDER**

**II. ESTABLISH QUORUM**

- a. Board Members: Chuck Wagner- President, Gary Walstad- Vice President, Mary Bohl- Secretary, Neal Anthony- Treasurer, Sarah Nickel- Member at Large
- b. Management: Teresa O'Neal- Regional Manager
- c. Guests: Will Be Asked to Sign In

**III. APPROVAL OF MINUTES – October 8, 2024, October 17, 2024, & Special Owner's Meeting November 16, 2024**

**IV. TREASURERS REPORT – November 2024**

- a. Reserve Fund Transfers in 2024
- b. Overbudget Pool Repairs and Legal Expenses 2024

**V. MANAGEMENT REPORT/COMMITTEE REPORTS**

- a. Landscaping Update- Discussion/Action:
  - Tree Removal
  - Irrigation Repair Update
- b. ARC Minutes Approval- Discussion/Action:
- c. Management Report- Discussion/Action:

**VI. OLD BUSINESS**

- a. Garage Repairs Unit 124 & 100- Discussion/Action:
- b. Scheduled Roof Drain Cleaning Update 12/19/24- Discussion/Action:
- c. Roof Replacement Bldg. 1, 2, 8, 9 Scheduled May 2025- Discussion/Action:
- d. Pool Status & New Plaster Payment Options- Discussion/Action:

- e. Storage Unit Audit- Discussion/Action:

## **VII. NEW BUSINESS**

- a. Black Algae Warning Signs (Everclear Pool Waiver)- Discussion/Action:
- b. Landscaping Committee- Discussion/Action:
- c. Rules & Regulations - Reminders- Discussion:
  - Visiting Animals
  - Glass in the Pool Area
  - Balcony Violations
  - Dryer Vent, Water Heaters, AC Units
  - Spa Rules
- d. CIT Loan Payoff- Discussion/Action:
- e. Parking Lot Evaluation Meeting – Arizona Asphalt- Discussion/Action:
- f. Annual Meeting & Special Assessment February 22- Discussion/Action:

## **VIII. HOMEOWNER OPEN FORUM**

## **IX. BOARD MEMBER INPUT**

- a. Insurance Renewal April 2025- Discussion/Action:

## **X. MEETING SCHEDULE**

February 22, 2025 at 12:00 PM – Annual Owners Meeting

Second Tuesday Quarterly - April 8, July 8, October 14 at 4:00 PM

## **XI. ADJOURNMENT**

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