

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

APRIL 14, 2026 at 4:00 PM

1989 MESQUITE AVE LAKE HAVASU, AZ

ZOOM Meeting ID: 854 8850 7775 Passcode: 961599

I. CALL TO ORDER

The meeting was called to order at 4:00 PM by Rita Jackson.

II. ESTABLISH QUORUM

- a. Board Members: Rita Jackson- President, Gary Walstad- Vice President, Julie Higgins- Secretary, Neal Anthony- Treasurer, Mary Bohl- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – February 21, 2026 meeting minutes approved. Rita/Gary

IV. FINANCIAL REPORT

- a. January 2026 and February 2026 financials approved. Rita/Gary
- b. Operating \$114,635.31
- c. Reserves \$ 276,785.33
- d. Special Assessments- Discussion: The 2022 special assessments are paid in full and the 2025 special assessments are current with a final payment due June 2026. Twenty accounts are on payment plans.
- e. Monthly Assessment Increase greater than 5% to \$326.00 vote passed by the membership will begin Jun1, 2026

V. MANAGEMENT REPORT

- a. Total Violations: 0
- b. Total Delinquent Accounts: 30 delinquents, 20 on a payment plan for the 2025 special assessment.

VI. OLD BUSINESS

- a. Fountain Update – *Discussion/Action: Gary reported there is a leak on the regulator valve and it will be fixed in the next few days.*
- b. Faucet Leaks Unit 23 & 52 (Ratify)- *Discussion/Action: The board unanimously approved \$403.05 for J. D'Uva Plumbing to repair hose bibs and fountain filler tagged for maintenance.*
- c. Shut off Valve Pool Area Shower (Ratify) – *Discussion/Action: Included with item b.*

VII. NEW BUSINESS

- a. Insurance Renewal 04.07.26 (Ratify)- *Discussion/Action: The board approved unanimously via email to accept the Nationwide autorenewal and to increase the*

deductible to 10K to reduce the premium to \$19,246 with a premium refund of \$1,855.00. Rita would like to add workers compensation policy as stated in their CC&Rs. Hanover \$472.00 Labarre Oksnee \$441.00 per year approved.

- b. *Parking Lot Seal & Additional Handicap Spacing- Discussion/Action: Seal West Coatings to add four speed bumps and re-stripe. One handicap space for every 25 owners, 5 handicap spaces will be available on the sidewalk side of Mesquite.*
- c. *Rules & Regulations – Dumpster Rules & Fines Key Replacement- Discussion/Action: Rule number six update. The owner shall supply the their tenants the rules of the community and keys. Rita/Gary*
- d. *Backflow Repair (Ratify) - Discussion/Action: The board unanimously approved to repair leaking backflow and replace 3” check valve \$823.18 via email.*
- e. *Gas Line Replacement- Discussion/Action: No Action. Notified the community that UES is updating gas lines located at the clubhouse for the pool equipment. Everclear will restart the heaters.*
- f. *Additional Camera Installation- Discussion/Action: The board unanimously approved seven new cameras \$9,800 paid from reserves via email.*
- g. *Patio Furniture- Discussion/Action: No action. The board is accepting recommendations.*
- h. *Pool Cover Summer Plan- Discussion: The pool cover will be locked in the open position for the duration of the summer. EverClear personnel will periodically open and close the cover to maintain its flexibility.*
- i. *Roof Tile Restack- Discussion/Action: No Action. The board will assess the financial stability of the reserves in October.*
- j. *Annual Roof Inspection (Flat Roofs) - Discussion/Action: The board approved an annual roof inspection for \$200.00.*
- k. *Clubhouse AC Biannual Inspection April 15- Discussion: The biannual AC inspection \$160.00 has a standing contract approval.*

VIII. HOMEOWNER OPEN FORUM

- a. Gordon Welch Unit 79 held a discussion on irrigation and water valves.

IX. BOARD MEMBER INPUT

- a. Lake Havasu ordinance on dog poop was discussed
- b. Allo signed with Direct TV. Rita to sign agreement.
- c. The board discussed new palo verde tree and decorative stone installed by Sotello Bros Landscaping.
- d. Republic Services moved container at building three Injo/Mesquite closer to Mesquite/Smoketree.
- e. Residents are vandalizing trash container locks. Locks repaired four times.

X. MEETING SCHEDULE

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

XI. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 5:06 PM by Rita and Gary seconded.