

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN ANNUAL MEETING MINUTES

NOVEMBER 16, 2024 at 10:00 AM
1989 Mesquite Lake Havasu, AZ
Zoom: 841 6883 3823 Passcode: 793271

I. CALL TO ORDER

Meeting was called to order by Gary Walstad at 10:00 AM.

II. APPOINTMENT OF INSPECTORS

- a. Shelli Funk was appointed by the board to count ballots.

III. ROLL CALL/INSTRUCTIONS/ESTABLISH QUORUM (100)

- a. Board Members present: Chuck Wagner- President, Gary Walstad- Vice President, Neal Anthony- Treasurer, Mary Bohl- Secretary, Sarah Nickel- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to sign in.
- d. Quorum not met with 71 Ballots received.

IV. PROOF OF NOTICE OF MEETING

- a. Mailed per state statute.

V. REPORTS OF OFFICERS

- a. Gary Walstad- Vice President reported the status of the pool plaster and the black algae growth. There is a need to assess a special assessment of \$2,100.00 to each owner to repair the plaster, and replace the failing 25 year old pool equipment. There is also a suspected leak underground near the fountain. Replace the pool decking inside the pool area and out side up to the club house doors since the concrete will be broken in the process. The pool company does not want to do this project in pieces. Once it is more expensive and they don't want the pool area to look unfinished and suggest it is better to do the work all at once. Pool repairs were over budget \$5,891.68 before year end. There are not enough funds in the reserve account to cover the cost of these repairs because some of that money is already earmarked for the roof repairs scheduled in 2025 \$61,624.00.

VI. HOMEOWNER INPUT

- a. Several owner expressed concerns opposing the special assessment and the need to repair the decking up to the clubhouse. Many owners would like payment plan options.

- b. Several owners stated that if the repairs are not made it is likely the pool me have to be closed.
- c. The board members stated they have a fiduciary duty to the community to maintain the common areas and the adequate funds are not available in the reserve account due to the fact that assessments were not consistently raised for many years. The governing documents only allow a 5% increase per year with out a vote of the membership. This is the cause of the special assessments. The board would like the community to consider voting to have this rule revised in the future.

VII. INSPECTORS ANNOUNCE ELECTION RESULTS

- a. Seventy-one ballots (71) received meeting the quorum of fifty-eight (58).
- b. Forty-two votes yes to approve the \$2,100.00 special assessment.
- c. Twenty-nine votes no to not approve the \$2,100.00 special assessment.
- d. Motion did not pass by two-thirds of the vote, forty-seven (47) votes needed.

VIII. ADJOURNMENT – The meeting adjourned at 11:00 AM.