

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
FEBRUARY 22, 2025 12:00 PM
IMMEDIATELY FOLLOWING THE ANNUAL MEETING
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ
Zoom Only Meeting ID: 876 0993 3406 Passcode: 339398

I. CALL TO ORDER

The meeting was called to order at 1:18 PM by Gary Walstad.

II. ESTABLISH QUORUM

- a. Board Members: TBA
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – October 8, 2024, minutes approved by Gary/Neal. Rita and Julie abstain.

IV. FINANCIAL REPORT – December 31, 2024 end of year financials approved and balance sheet signed by Gary Walstad.
Operating \$20,908.34 Reserves \$245,042.43
Audit 2022 Special Assessment past due balance.

V. OLD BUSINESS

- a. Pool Status & New Plaster Payment Options- *Discussion/Action: The 2025 special assessment passed, \$2100.00 due on August 1, 2025. Payment plans are required to sign up for ACH with Chase Bank due April 1, 2025. Four quarterly payments of \$525.00 due April 1, June 1, September 1, and December 1. Fourteen month payment plan of \$150.00 due April 1. Failure to pay in full by January 1, 2027 will result in late fees and 18% interest.*
- b. Storage Unit Audit- *Discussion/Action: 95 storage units. Email owners to confirm their storage unit.*

VI. NEW BUSINESS

- a. Board Member Positions- *Discussion/Action: All were in favor of the assigned positions below.*
 - Rita Jackson – President
 - Gary Walstad – Vice President
 - Neal Anthony – Treasurer
 - Julie Higgins – Secretary
 - Sarah Nickle – Member at Large
- b. Carport Damage- *Discussion/Action: JB Odd Jobs estimate for \$3150.00 was approved. Bill the owner for the damages cause by their renters. Gary to confirm the number of panels to be replaced. Gary/Rita*
- c. Trash Dumpster Lock Bar Repair- *Discussion/Action: The lock bar on the*

dumpster on Smoketree and Injo was replaced. Discussed dumpster size options.

VII. HOMEOWNER OPEN FORUM

- a. Noreen inquired about changing garage key to a key pad. Asked to submit an ARC application.

VIII. BOARD MEMBER INPUT

- a. Rita and Neal would like access to Strongroom to approve invoices.
- b. Tree removal bid from Big T's was submitted to management for \$1200.00. Table.

IX. MEETING SCHEDULE

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

X. ADJOURN OPEN SESSION

Motion to adjourn Rita/Gary and all were in favor, and the meeting adjourned at 2:13 PM.