

# RIO DEL SOL HOMEOWNERS ASSOCIATION

## OPEN ANNUAL MEETING MINUTES

FEBRUARY 22, 2025 AT 12:00 PM  
1989 Mesquite Lake Havasu, AZ  
Zoom: 876 0993 3406 Passcode: 339398

### **I. CALL TO ORDER**

Meeting was called to order by Gary Walstad at 12:05 PM.

### **II. APPOINTMENT OF INSPECTORS**

- a. Trudy Nelson and Deb Feyerherm appointed by the board to count ballots.

### **III. ROLL CALL/INSTRUCTIONS/ESTABLISH QUORUM (48)**

- a. Board Members: Gary Walstad- Vice President, Neal Anthony- Treasurer (Zoom), Trudy Nelson- Secretary
- b. Absent: Chuck Wagner- President, Sarah Nickle- Member at Large
- c. HOAMCO Management: Regional Manager- Teresa Christopherson
- d. Quorum met, 72 Ballots received.

### **IV. PROOF OF NOTICE OF MEETING**

- a. Mailed per Arizona State Statute.

### **V. APPROVAL OF 2024 ANNUAL MEETING MINUTES**

- a. The membership approved the 2024 annual meeting minutes by ballot.

### **VI. REPORTS OF OFFICERS**

- a. Gary Walstad- Vice President reported that all the roofs were inspected and the last two buildings are on schedule for May 2025. Affordable Plumbing inspected all the drain in December 2024. Gary gave an update on the pool repairs as well as the parking lot sealing.
- b. Neal Anthony- Treasurer reported that there is \$20,908.34 in operating and \$245,042.43 in reserves. Neal will change account signers when the annual meeting minutes are completed. CD will be maturing in March. He will put funds in the reserve checking for the roof repairs in May 2025 \$61,624.

### **VII. HOMEOWNER INPUT**

- a. Jim Jackson unit 66 discussed roof leak protocol. Owners get bids for leaks determined to be the responsibility of the associations. Internal leaks are a neighbor to neighbor issue. The manager can help you reach your neighbor.
- b. Elsa Welch unit 79 reported an irrigation problem with the bubbler. She would like the arms removed from the carved tree.

- c. Rita Jackson unit 66 suggested to grind stumps, root system will die and replanting is possible. Is there a base requirement color on patio bricks. Update ARC Application. Allo would like to come out and give a bid to install fiber.
- d. Noreen Lerman does not understand how a tree that has been on the property 25 years, suddenly dies. Stated that Allo has an activation fee.
- e. Larry Sisk held a discussion on the roofs.
- f. Julie Higgins unit 26 asked if Allo allows a minimum of customers.
- g. Joe Degan unit 72 asked if Verizon was available in the community.

### **VIII. INSPECTORS ANNOUNCE ELECTION RESULTS**

IRS Ruling – Passed.

The members elected to the Board were:

- Neal Anthony- 59 votes
- Sarah Nickel- 37 votes
- Rita Jackson- 39 votes
- Gary Walstad- 57 votes
- Julie Higgins- 36 votes
- Mary Bohl- 27 votes
- Jen Boeger- 20 votes
- Toni Lasher- 20 votes

The 2025 Special Assessment \$2,100.00 for pool repairs passed. 61 ballots received 56- Yes votes and 5- No votes. The assessment is due April 1, 2025, if opting in to a payment plan and ACH to Chase Bank is mandatory. If paid in full the payment is due by August 1, 2025. Four payments of \$525.00, Fourteen payments of \$150.00. Failure to pay in full by January 1, 2027 will result in a \$150.00 late fee and 18% interest.

**IX. ADJOURNMENT** – The meeting adjourned at 1:16 PM. Gary/Mary