

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN MEETING AGENDA

OWNER'S WELCOME TO ATTEND

Tuesday, July 8, 2025 at 4:00 PM

ZOOM Meeting ID: 846 9215 1456 Passcode: 945643

I. CALL TO ORDER

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES – April 8, 2025 & Special Meeting June 11, 2025

IV. TREASURERS REPORT – March 31, 2025

V. OLD BUSINESS

- a. Pool Status & New Replaster Update (Desert Storm Approved by the Membership 2/22/25)- *Discussion/Action:*
- b. Storage Unit Audit- *Discussion/Action:*
- c. Parking Lot Crack Seal (Ratify Maurer)- *Discussion/Action:*
- d. Carport Damage (Ratify)- *Discussion/Action:*
- e. Special Assessments (2022 & 2025) Payments- *Discussion/Action:*
- f. Roof Maintenance Bldg. 1,2,8&9 (Scott Crane) - *Discussion/Action:*
- g. Allo Fiber Optics- *Discussion/Action:*
- h. Rules & Regulations Revision- *Discussion/Action:*
- i. Fine Policy)- *Discussion/Action:*
- j. Tile Roof- *Discussion/Action:*
- k. Irrigation Repair Tree Replacements- *Discussion/Action:*

VI. NEW BUSINESS

- a. Landscaping Contract- *Discussion/Action:*
- b. Wall Repair Bldg. 5 (Ratify)- *Discussion/Action:*
- c. Broken Step Unit 46 (Ratify)- *Discussion/Action:*

VII. HOMEOWNER OPEN FORUM

VIII. BOARD MEMBER INPUT

IX. MEETING SCHEDULE

Second Tuesday, Quarterly at 4:00 PM
October 14, 2025 – Budget Meeting

X. ADJOURNMENT

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