

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
Tuesday, January 13, 2026 at 4:00 PM
1989 Mesquite Ave. Lake Havasu, AZ
ZOOM Meeting ID: 861 1062 9628 Passcode: 156615

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, Neal Anthony- Treasurer, Julie Higgins- Secretary, Sarah Nickel- Member at Large
- b. HOAMCO Management: Teresa O’Neal- Regional Manager, Nicole Overlander- Assistant Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES –The October 14, 2025, minutes were approved by Rita Jackson and seconded by Gary Walstad.

IV. FINANCIAL REPORT – Neal Anthony went over Treasurers Report. Financials from August 2025, September 2025, October 2025 and November 2025 were each approved by Rita Jackson and Seconded by Gary Walstad.

V. OLD BUSINESS

- a. Pool Equipment Replacement Status & New Replaster Update – Discussion/Action: Gary discussed the updates and estimated schedule of opening the pool. As of January 13th the contractor has stated the pool is 85% complete. Schedule states January 18th is estimated for fill, in which the pool will have to sit and cure with no chemicals in it. January 28th is estimated for full access and opening of the pool and spa. Sarah Nickel is working on repurposing the old rock from around complex and adding it to the pool area. Sotelo Brothers will be removing old rock by the pool.
- b. Storage Unit Audit (Due Jan 1)- *Discussion/Action:* This community project is completed per Julie Higgins. She states that 60% of owners have tags on their units to identify which ones belong to who. There are currently 3 condos with no lockers and 3 lockers that have not been claimed still. Sarah has left sheets in these lockers for verification by owners.

VI. NEW BUSINESS

- a. Unit 78 Roof Leak Ceiling Repairs- *Discussion/Action:* Board president states there was a spray treatment process of bleach water to remove discoloration, this was completed 12/29. The tenant is satisfied with the outcome. Owner to be contacted.
- b. Unit 70 Roof Leak Repair (Ratify)- *Discussion/Action:* Project was completed by Harleys and Hammers for a total cost of \$800.00. Rita motioned for owner of unit reimbursement of \$800.00, Gary seconded.
- c. Unit 66 Roof Drain Repair- *Discussion/Action:* Rita discussed this is a flexible sleeve issue, a total of six (6) needed replacement. Four (4) access panels have been installed to

allow better access in the ceilings for replacements. This is being handled on a case-by-case bases. Board is still waiting on the estimates for Unit 66 repairs.

- d. Unit 11 & 12 Running Water Sound in Walls- *Discussion/Action:* Running water issue has been resolved in Unit 13. Property Management has been contacted and notified of the issue, water was shut off in neighboring unit and the sounds have stopped since.
- e. Pilar Damage (Unit 87) - *Discussion/Action:* Pilar was damaged during construction of the pool by Desert Storm. Contractor has taken responsibility for this issue and the repair to the pilar was completed at no additional cost to the community.
- f. Shower Drain- *Discussion/Action:* Auto fill shares the same shut off valve as the shower. There needs to be a new valve or lever added.
- g. Bldg. 5 Unit 71 Stairway Frame Corrosion- *Discussion/Action:* Board requested management get bids to see about fixing the deterioration at the base of the structural pole under the staircase. Management contacted JB Odd Jobs, his estimate was \$600.00. Rita made a motion to approve this estimate and Gary seconded. Management will schedule with Contractor for repair.
- h. Unit 5 & 19 Clog Main Line Craigs Plumbing July 24- *Discussion/Action:* The Board unanimously determined that the mainline blockage requiring repair by Craig's Plumbing was caused by an accumulation of non-flushable paper towels flushed from Unit #19 over an extended period, resulting in a significant obstruction of the mainline. Rita motioned that Unit #19 be responsible for the bill and Gary seconded.
- i. Dumpster Gravity Bar- *Discussion/Action:* Management contacted Republic Services and was explained that the dumpster with the issue will have to be replaced, and a new bar be welded onto and replacement. Requests for a refund/ credit on the Community's' trash bill was accepted and Rio Del Sol will receive a 6-month credit on the next billing cycle. This is completed.
- j. Step Repair- *Discussion/Action:* The bottom step located outside of unit #59 was completed by JB Odd Jobs in the amount of \$250.00. The boards states there are approximately 8 replacement steps left.
- k. Main Line Leak Repair & Valve Replacement (Ratify)- *Discussion/Action:* Thompson Plumbing was contacted to find the leak; there was no handle on the water valve to shut water off. Water was flowing into the surrounding parking areas and street. The board asked Desert Storm Pools if they could find the leak under the pool area. Contractor repaired plumbing issue during demo of pool. Approved by Rita and seconded by Gary.
- l. Annual Audit- *Discussion/Action:* The annual audit is still in progress.
- m. Annual Roof Drain Inspection- *Discussion/Action:* Roof Drains have been flushed by Affordable Plumbing on December 19th. The cost was \$800.00. The board approved this cost.
- n. Bldg. 4 Tile Roofs (Ratify)- *Discussion/Action:* Gary has been overseeing communication with the roofing contractor Scott Crane Roofing. There are cracks in the roof tiles causing water to leak in which is causing extensive water damage. The cost for the tile replacement, the replastering, and the flashing repairs estimates at \$27,325.00. Rita motioned to approve and Gary seconded.
- o. Annual Meeting Reminder Monthly Assessments & Special Written Consent Ballot- *Discussion/Action:* Gary held a discussion to explain in detail to the board and community that there is an increase letter coming to the community the vote on an

increase to better their funds and community, this increase will be more than the standard 5% increase. He explained that the previous board did not put forth the effort to increase dues on a regulatory basis which has caused the funds for the community to not be where they should be to be able to afford major expenses when issues arise. This then causes special assessments. The board is hoping to have the community's vote on this to be able to build up the reserve account and be able to afford repairs as needed.

VII. HOMEOWNER OPEN FORUM

- a. Larry Sisk thanked the board of directors for installing fiber.
- b. Joe Degen held a discussion on assessment increase.
- c. Even with the approved increase in monthly assessments, there still may be emergencies and the need for a special assessment.

VIII. BOARD MEMBER INPUT

- a. Discussion held on discussion to install access panels to repair flex sleeves for roof drains.
- b. Rita Jackson education on dumpster etiquette. No large items should be placed in the dumpster. The dumpster should not be filled so that the lids pops up, the lid must close completely. Republic will charge for overages, and an owner may be charged for overages if proof is submitted to management.
- c. Gary Walstad thanked Larry, Noreen, Jim, Ron and the anonymous donor for their continued support and help in the community.
- d. Eblast owners a reminder with annual maintenance items.

IX. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time

February 21, 2026 | April 14, 2026 | July 14, 2026 | October 13, 2026 – Budget Meeting

X. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 5:42pm by Rita and Neal seconded.