

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
July 9, 2024 at 4:00
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ
Zoom Only Meeting ID: 891 7055 524 Passcode: 204047

I. CALL TO ORDER

The meeting was called to order at 4:00 PM by Chuck Wagner.

II. ESTABLISH QUORUM

- a. Board Members: Chuck Wagner- President, Gary Walstead- Vice President, Neal Anthony- Treasurer, Mary Bohls- Secretary, Sarah Nickle- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – April 9, 2024 approved Mary/Gary.

IV. FINANCIAL REPORT – Discussed 7100 electricity, paid one month in arrears.

V. OLD BUSINESS

- a. Replacement of Stairs Update- *Discussion/Action: April twelve replacement stairs were purchased for \$3024.00 plus shipping. Mazel welding replaced two stairs.*
- b. Roof Repairs Bldg. 4 & 5- *Discussion/Action: Gary provided updated that the maintenance and repairs are completed \$32,570.00.*
- c. Security Cameras Update- *Discussion/Action: Camera were installed \$7,200.10.*
- d. No Skateboarding Signes- *Discussion/Action: Signs purchased for \$105.60.*
- e. Go Daddy Website Update- *Discussion/Action: Annual subscription paid \$168.90 in April. The board appointed Rita Jackson to maintain the website.*
- f. Door Replacement Rules Update- *Discussion/Action: No Action. Door Replacement instructions on the community website. Submit to management for reimbursement.*
- g. Annual Roof Drain Cleaning- *Discussion/Action: Affordable Plumbing will test and clean roof drains December 19th.*
- h. Annual Dryer Vent Cleaning- *Discussion/Action: The Board stated the owners are responsible for dryer vent cleaning annually and referred Breathe Clean. Reminders will be posted on the website and newsletters.*

VI. NEW BUSINESS

- a. Dumpster Use- *Discussion/Action: No Action. Board reminded the community not overfill dumpsters.*
- b. Attorney Document Update- *Discussion/Action: The attorney drafted service/emotional support animal rules per the Federal Fair Housing Act \$2,271.76.*

- c. 30 Day Rental Policy- *Discussion/Action: No Action. Board reminded community that the rental rules are minimum 30 days.*
- d. Pool Step Railing Repairs- *Discussion/Action: Per Mohave County Environmental the broken railing was a safety issue and the pool was closed until the repairs were made. Wurst Construction repaired the railing \$225.00.*
- e. Hot/Tub Pool Hours Use Rules- *Discussion/Action: No Action.*
- f. Updated Rules (Service Animal) Community Notice- *Discussion/Action: Dog owners are responsible for cleanup.*
- g. Deteriorating Cement Surface Clubhouse- *Discussion/Action: No Action. Gary researching repair costs.*
- h. Roof Bids for Buildings 1,2,8, & 9 - *Discussion/Action: Gary presented schedule for future repairs.*
- i. Owner Violation Appeal- *Discussion/Action: Owner was not present for the hearing. Reconvened open meeting from 5:21 PM – 5:35 PM owner requested to join zoom during the executive session. The board will deliberate in executive session.*

VII. BOARD MEMBER INPUT - None

VIII. HOMEWONER OPEN FORUM

- a. Larry – Fountain needs an acid wash. Timer turned off on the pump until fall.
- b. Ruby – Requested rules acknowledgement page.
- c. Jen – Discussion on courtesy relief area. She feels the cameras are a form of harassment and you should not photograph children. She is aware it may be legal but feels it is unethical.
- d. Joyce – Pool plaster is loose in a couple of spots.

IX. MEETING SCHEDULE

October 8, 2024 at 4:00 PM, Clubhouse – Zoom Budget Meeting
Meet with Everclear Pools prior to board meeting.

X. ADJOURN OPEN SESSION

Motion to adjourn Neal/Gary and all were in favor, and the meeting adjourned at 5:01 PM.