

April 16, 2021

Dear Rio Del Sol HOA Members,

This newsletter is designed to provide important announcements to those owners who do not use e-mail or access the website for updated HOA news. The annual election was conducted on February 27, 2021. For those who were not attending via ZOOM videoconferencing, the elected board members were:

Greg Befort

Rita Jackson

Neal Anthony

Daryl Migdol

Paul Wasukewicz

The following Monday, March 1st, I received resignation letters from BOD Paul Wasukewicz effective immediately and from Property Manager Amy Telnes effective March 31st, 2021. Special Meetings were held March 5 and March 23rd by the new board. On April 2, 2021 I received a resignation letter from Daryl Migdol and an announcement went out to fill his position as Director. On April 13, 2021 the quarterly general meeting was conducted. Since then, the board members have been working almost daily to prepare for the transition of new board members, property management services, banking and legal services, and approval of a comprehensive reserve study. (See draft minutes at rdshoa.com.) The annual BOD positions are as follows:

Greg Befort- President gregbefort@gmail.com 775-313-5070

Rita Jackson- Vice President ritajacksonrt2013@gmail.com

Neal Anthony- Treasurer neal@anthonypl.com

Trudy Nelson- Secretary trudy.nelson.sd@gmail.com

Robin McKie-Director robynmckie@gmail.com

To summarize highlights of the special and quarterly meetings, Reserve Advisors (Phoenix, AZ) was selected to conduct the reserve study. Individually and collectively, we have researched and obtained bids for contractors for painting and stucco. Currently we have three bids: Ghaster Painting (Phoenix- Feb 26), GCK Coatings (Phoenix Mar 23), and Give Back Painting (Havasuu- Mar 10). Additionally, we held interviews for association managers and selected Todd Sullivan of Mad Viking Properties to manage RDS property management services.

One of the most important accomplishments was the approval of the Reserve Study. The Reserve study draft has been completed by Reserve Advisors which is available for viewing on the website. The report is very comprehensive, but subject to revision by the board on all aspects. We currently have owners with expertise in finance and engineering reviewing the document for accuracy and specificity to Rio Del

Sol's future direction. Board members will be discussing the study for potential material changes to the report. The board **will not** be discussing or taking action on ANY recommendations from Reserve Advisors as it relates to assessments and/or potential increases in HOA dues. Any discussion or action regarding assessments and/or dues increases must be properly noticed. This report is long overdue and for some, this will be a difficult report to read without becoming emotional because you were unaware. For others, it comes as no surprise that the condition of our buildings, common elements, and financials is in great need of repair. What is important is that the board felt that this report should get into the hands of owners as soon as practical.

What do all of these changes mean for you as an owner?

1. All mail correspondence should be sent to the same association P.O. Box 1905 as before- No changes.

It is imperative that you provide the association manager with updated contact

information: Mailing address, e-mail, phone, etc. (Form attached). This includes your respective property manager if you have someone managing your condo(s) for you. This is your responsibility as an owner and does not negate your requirement to have HOA dues paid in a timely manner whether you receive an invoice or not. The association manager will make sure your contact information is forwarded to the treasurer for billing purposes. **NOTE**: The association manager DOES NOT handle billing and payments. This responsibility has been restored to the treasurer. Todd Sullivan's contact information is:

Todd Sullivan P.O. Box 1905, Lake Havasu City AZ 86405, United States -

madvikingmanagement@yahoo.com Office: (928) 706-5543 After Hours Emergency (928) 706-4557 Business Hours are 9:00-4:00 MST **NOTE: Do not contact the property manager after business hours for non-emergency matters. If you rent your condo, you are responsible for making sure your tenants understand this. The board is developing policies that will permit the association to charge owners for the \$35 call-out fee (weekdays) and \$50 (weekends) it incurs for after business hour response.**

2. In order to streamline processing of HOA dues and reduce mailing costs to the association, **we encourage all owners to sign up for ACH (Automated Clearing House) payments (Form attached). If you had ACH Payments set up with AMY Telnes, you must complete a new ACH form for Neal Anthony to process.** If you desire to have an invoice mailed to you monthly, contact Treasurer Neal Anthony. Neal's contact information is:

Neal Anthony P.O. Box 1905, Lake Havasu AZ 86405, neal@anthonypl.com (712) 540-1050.

We will strive to keep you informed Of significant activities and ask that you please be patient if we do not return calls or e-mails right away. As you can imagine, we have a great deal of work ahead of us. The good news is that we have a talented team of dedicated owners and recent volunteers who are moving forward. As I have said before, we did not get in this mess overnight and we will not get out of it overnight. Please watch the websites for more frequent updates. This letter will also be posted under "newsletters" at www.rdshoa.com.

Regards,

Greg Befort, President RDSHOA