

**RIO DEL SOL HOMEOWNERS ASSOCIATION**

**OPEN MEETING AGENDA**

**OWNER'S WELCOME TO ATTEND**

April 9, 2024

1989 Mesquite Avenue – Clubhouse

ZOOM Meeting ID: 836 9349 4190 Passcode: 547205

- I. CALL TO ORDER
- II. ESTABLISH QUORUM
  - a. Board Members: Chuck Wagner- President, Gary Walstad- Vice President, Mary Bohl- Secretary, Neal Anthony- Treasurer, Sarah Nickel- Member at Large
  - b. Management: Teresa O'Neal- Regional Manager
  - c. Guests: Will Be Asked to Sign In
- III. HOMEOWNER OPEN FORUM –
- IV. APPROVAL OF MINUTES - February 24, 2024
- V. TREASURER'S REPORT – March 31, 2024
- VI. MANAGEMENT REPORT/COMMITTEE REPORTS/MINUTES – INCLUDED IN PACKET
  - a. Landscaping Update- *Discussion/Action:*
  - b. ARC Minutes Approval- *Discussion/Action:*
  - c. Management Report
- VII. OLD BUSINESS
  - a. Garage 124 Repair- *Discussion/Action:*
  - b. Hot Tub Repairs Update- *Discussion/Action:*
  - c. Security Cameras- *Discussion/Action:*
  - d. Insurance Renewal- *Discussion/Action:*
  - e. Scheduled Roof Repair Update- *Discussion/Action:*
  - f. Pool Hours / Hot Tub Cover- *Discussion/Action:*
- VIII. NEW BUSINESS
  - a. No Skateboarding Signs (Ratify) - *Discussion/Action:*
  - b. Replacement Stairs (Ratify) - *Discussion/Action:*
  - c. Go Daddy Community Website- *Discussion/Action:*
  - d. Door Replacement Rules- *Discussion/Action:*
  - e. Annual Roof Drain Cleaning- *Discussion/Action:*
  - f. Annual Dryer Vent Cleaning- *Discussion/Action:*
  - g. Handyman- *Discussion/Action:*
  - h. Warranty for Hot Tub Repairs (3 years) - *Discussion/Action:*
- IX. BOARD MEMBER INPUT

**X. MEETING SCHEDULE**  
July 9, 2024

**XI. ADJOURN OPEN SESSION**  
The Board of Directors will enter Executive Session per A.R.S. Section 33-1804 A 1-5

**RIO DEL SOL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
EXECUTIVE AGENDA  
CLOSED MEETING FOR BOARD MEMBERS ONLY  
April 9, 2024 IMMEDIATELY FOLLOWING THE OPEN BOARD MEETING**

EXECUTIVE SESSION

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

- I. CALL TO ORDER
  
- II. APPROVAL OF MINUTES - None
  
- III. LEGAL ISSUES
  - a. Service/Emotional Support Animal Rules & Relief Area Legal Opinion- *Discussion/Action:*
  
- IV. VIOLATIONS
  
- V. NONCOMPLIANCE
  
- VI. DELINQUENCIES
  
- VII. ADJOURN EXECUTIVE SESSION