

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

February 25, 2023

CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ

I. CALL TO ORDER

The meeting was called to order at 12:21 PM by Rita Jackson.

II. ESTABLISH QUORUM

- a. Board Members: Rita Jackson- President, Julie Higgins- Vice President, Neal Anthony- Treasurer, Trudy Nelson- Secretary, Jim Jackson- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager and Zandrea Henneger- Community Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – January 10, 2023 minutes approved Rita/Trudy.

IV. FINANCIAL REPORT – October 2022 – December 2022 approved Rita/Jim

V. MANAGEMENT REPORT- Z. Henneger reported current project status.

VI. HOMEOWNER OPEN FORUM

VII. OLD BUSINESS

- a. Fluff Cleaning- **Discussion/Action:** *Melissa Knoblauch started cleaning on Mondays and Fridays as of January 16, 2023. The Board and members stated that she is doing a fabulous job and they are satisfied with her services.*
- b. All Star Plastering- **Discussion/Action:** The entire Board inspected recent work. They signed the contract and work is scheduled to start on March 16.
- c. Colorado River Communications- **Discussion/Action:** They installed fire horn on Bldg #6 on January 27th so they passed the annual Fire Alarm Certification. Old technology caused the delay in getting a replacement part.
- d. West Spa light- **Discussion/Action:** Alex with EverClear came out to replace the light. He stated that the Spa chemicals were too high reading at 80 and are supposed to be below 50. Alex stated that he would need to drain the hot tub and pool and replace the light at the same time.
- e. Affordable Plumbing- **Discussion/Action:** *Rita reported Affordable Plumbing came out and checked and cleaned all the drains They repaired the damaged flexible sleeve in building 6 and installed a solid coupler. They tested the*

temporary repair in building 7, Unit 92 and stated it did not leak and recommended leaving it that way. They found clogged drains in several buildings with evidence of paint chips. Building 4 had 2 clogged drains, Building 6 had 2, Building 7 had 1, and Building 8's drain the screen was missing.

- f. Roofing estimates- **Discussion/Action:** The board approved Scott Crane roofing estimate for Building 3 and 7. Scott Crane will prepare an estimate for Building 6 and will apply temporary patches until they can schedule the repairs. Discussion of the possible need of raising the AC units at the cost of \$1200 per unit. Current AC units are sitting on untreated plywood. Rita to research the necessity of raising the units and the condition of the foam.

VIII. NEW BUSINESS

- a. Landscape- **Discussion/Action:** The area at the west end of Bldg 1 had new irrigation installed. The walkway between buildings 1 and 2 is planted using existing irrigation. Ishmael of Sotello Brothers Landscaping has advised the Board that January, February, and March are the preferred time frame to do new planting. Rita had asked an owner Sarah to assist in landscape design.
- b. CPA options- **Discussion/Action:** The Board decided to ?
- c. Reserve fund CD's- Neal- **Discussion/Action:** The board voted and all were in favor for Neal to appropriate funds into CD's.
- d. Insurance renewal- **Discussion/Action:** The Board approved to renew current policy with Nationwide 4/7/23 \$14,016.
- e. Driveway crack sealing- **Discussion/Action:** HOAMCO to obtain bids for crack sealing.
- f. Allo- Right of Entry agreement- **Discussion/Action:** No action. Discussion regarding fiber optics and access to the community.

IX. BOARD MEMBER INPUT

X. MEETING SCHEDULE

April 11, 2023 at 6:00 PM, Clubhouse

XI. ADJOURN OPEN SESSION

Motion to adjourn by Rita and seconded by Neal, and the meeting adjourned at 1:31PM. No Executive Session held.