

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

April 11, 2023

CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ

I. CALL TO ORDER

The meeting was called to order at 6:03 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
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – February 25, 2023 approval tabled until next meeting.

IV. FINANCIAL REPORT – February & March 2023 approved Rita/Trudy

V. MANAGEMENT REPORT- T. O'Neal all items for discussion are on the agenda.

VI. HOMEOWNER OPEN FORUM

- a. Assigned parking spaces complaint.

VII. OLD BUSINESS

- a. West Spa Update- **Discussion/Action:** *All Star Pool Plastering finished the west spa on March 31. Square light cover very old and replaced with a circular model. Everclear will perform dailing burshing to remove loose plaster. All Star does not recommend turning on the heat for 30 days. Spa heating will stop in April and resume in mid October.*
- b. Heat Sensors- **Discussion/Action:** *Everclear inspected 3 heaters and found no problems. Maximum temperature will remain at 85 degrees.*
- c. E-Statements- **Discussion/Action:** *No Action. Board asked members to sign up for estatemenmts to save the association on printing costs. Link available on printed statement.*
- d. Landscape Improvements- **Discussion/Action:** *No action. 40 new plants were planted. River rock stone is being spread in the pool area.*
- e. Garbage Overflow- **Discussion/Action:** *Republic will charge for overages for trash about the top of the container. Do not over flow the containers.*

- f. Clubhouse Painting- **Discussion/Action:** *Volunteers painted the clubhouse. Some materials were donated so this project was completed with little cost to the association. Thank you Wall, Don, Jim, Trudy, Mary and anyone else who helped.*
- g. Insurance Claim- **Discussion/Action:** *Roof drains insurance claim denied for the damage is believed to be caused by wear and tear , deteriorations , and negligent work of the roof system has allowed rainwater to leak through the low sloped roof system. BOD would like a written statement from the professionals to submit an appeal to the insurance company.*

VIII. NEW BUSINESS

- a. Landscape- **Discussion/Action:** *Dead palm along Mesquite will be addressed over the summer.*
- b. CPA options- **Discussion/Action:** *The Board decided to keep Carole Coleman CPA.*
- c. Reserve fund CD's- Neal- **Discussion/Action:** *The board voted and all were in favor for Neal to appropriate funds into CD's at Chase Bank.*
- d. Insurance renewal- **Discussion/Action:** *The Board approved to renew current policy with Nationwide 4/7/23 \$14,016.*
- e. Parking Lot 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

- a. The board will look into options for pool covers. Community input appreciated.

X. MEETING SCHEDULE

July 11, 2023 at 6:00 PM, Clubhouse

XI. ADJOURN OPEN SESSION

Motion to adjourn and all were in favor, and the meeting adjourned at 7:21PM.
No Executive Session held.