

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

July 11, 2023

CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ

I. CALL TO ORDER

The meeting was called to order at 6:00 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 & April 11, 2023 Approved Trudy/Jim.

IV. FINANCIAL REPORT – April – June 2023 Approved Jim/Trudy.

V. MANAGEMENT REPORT- T. O'Neal walked property May 4th, June 24th and today. Took photos of unit 92 to email to the board and owner per the boards request. Asked if the mail can be directed to HOAMCO and cancel the PO Box. Discussed service dogs in the community.

VI. HOMEWONER OPEN FORUM

VII. OLD BUSINESS

- a. Insurance Claim- **Discussion/Action:** Followed up with insurance company and provided roofing and plumbing recommendations and the claim is still denied. *The board will not pursue roof cleaning company.*
- b. Roof Repair- **Discussion/Action:** *Five year warranty, extended 5 years with maintenance of another coat of elastomer. Maintenance program 2 years*
- c. Interior Unit Water Damage from Roof Leaks- **Discussion/Action:** *No Action. Units 91, 92, and 81 completed. Repairs paid from reserves.*
- d. Spa Light- **Discussion:** *Warranty work completed.*
- e. Dead Palm Tree- **Discussion:** *Tree removed by landscaper.*
- f. Camel Towing Signs- **Discussion/Action:** *Tabled until board members return.*
- g. Electrical Panel- **Discussion/Action:** *Breaker repair for units 49-58 \$203.98 per CC&R's Article II Section 3F*

VIII. NEW BUSINESS

- a. Parking Lot Crack Sealing- **Discussion/Action:** Board approve Merrill bid \$18,515 to sealcoat asphalt and restripe parking lot. Work will be scheduled in the fall.

IX. BOARD MEMBER INPUT

- a. Contact Unit 52 to turn off water when gone for more than 72 hours. (Padlock)
- b. Send letter for unit for screen audit and vent cleaning.
- c. Budget to be discussed at the October meeting.
- d. Get quote for building numbers.
- e. Close PO Box.
- f. Removal options for the fountain.

X. MEETING SCHEDULE

October 10, 2023 at 6:00 PM, Clubhouse - Zoom

XI. ADJOURN OPEN SESSION

Motion to adjourn and all were in favor, and the meeting adjourned at 7:16PM.