

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
October 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 Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – July 11, 2023

Approved Rita/Trudy.

IV. FINANCIAL REPORT – May - August 2023

Approved Rita/Julie.

- V. MANAGEMENT REPORT-** T. ONeal walked the property on August 11th, and September 26th. The fire inspection was performed on September 5th. The manager is scheduled to audit the balcony carpet and screens on October 26th.

VI. HOMEWONER OPEN FORUM

- a. Debbie Foster would like the board to consider building numbers on each building. HOAMCO to obtain a quote.

VII. OLD BUSINESS

- a. Asphalt Sealing- **Discussion/Action:** *Three handicapped spaces were stripped when there should have been four. Rita contacted Meril to correct them. Rita/Neal*
- b. Water Damage Repairs- **Discussion/Action:** *Unit 80 interior repairs started plus 3 more units obtaining bids.*
- c. Affordable Plumbing- **Discussion/Action:** **Rescheduled**
- d. Camel Towing Signs- **Discussion/Action:** *Tabled. Rita to obtain the cost.*

VIII. NEW BUSINESS

- a. Water Bill Increase- **Discussion/Action:** *No Action. Discussion on how the water bill is composed of irrigation, sewer, and water for the units. No changes to GL.*
- b. HOA Assessments Increase 5%- **Discussion/Action:** *Increase costs for water and*

insurance. As of January 1, 2024 assessments will be \$231.00 per month.

Rita/Neal

- c. 2024 Budget- **Discussion/Action:** *No Action. Discussion on the preliminary budget. Set up a meeting to approve after suggested changes.*
- d. Transfer Reserve Funds to Alliance- **Discussion/Action:** *The board does not see the benefit of moving the reserve account from Chase to Alliance. HOAMCO to gather information to see if Alliance can match Chase Bank.*
- e. 2024 Ballot- **Discussion/Action:** *No Action. There will be two vacancies in the upcoming election.*
- f. Fountain Recommendations- **Discussion/Action:** *No Action. The board asked the association for ideas to replace the fountain and to consider the increase in water, electricity, and fence damage.*
- g. Complex Photos- **Discussion/Action:** *Send photos of the complex to Rita Jackson for clubhouse art work.*
- h. 2022 Audit- **Discussion/Action:** *Carole Coleman is finishing up 2022 Audit.*

IX. BOARD MEMBER INPUT

- a. Security lights need to be changed. Jim Jackson and Terry Nichols volunteered. Jim will change the bulbs from October – April, and Terry will change the bulbs from April to October.
- b. Republic Services replaced the gravity bar on the dumpster on Smoketree.
- c. Rules of service and emotional support animals.
- d. Manger to return PO Box key to Rita Jackson and all mail will be forwarded to Prescott.

X. MEETING SCHEDULE

Budget Meeting date TBD in October
January 9, 2024 at 6:00 PM, Clubhouse - Zoom

XI. ADJOURN OPEN SESSION

Motion to adjourn and all were in favor, and the meeting adjourned at 7:21PM.