

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
October 24, 2023
Zoom

I. CALL TO ORDER

The meeting was called to order at 10:00 AM by Rita Jackson.

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES – None

IV. FINANCIAL REPORT – None

V. HOMEOWNER OPEN FORUM

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

VI. NEW BUSINESS

- a. Working Capital Fee- **Discussion/Action:** *Per governing documents increase the Working Capital to the equivalent of 2 months assessments \$462.00. All were in favor Rita/Trudy*
- b. 2024 Budget- **Discussion/Action:** *Preliminary budget approved with discussed changes in landscaping supplies and printing statements. 5% increase in assessments and 3% increase in management fees. HOAMCO to send eblast to encourage owners to sign up for e-statements. Rita/Jim*
- c. Dead Eucalyptus Tree- **Discussion/Action:** *The board voted to turn the dead eucalyptus tree near building 4 into a sculpture. The artist is not insured and the association is accepting responsibility for the noninsured vendor. \$400 was approved. Rita/Trudy*

VII. BOARD MEMBER INPUT

- a. Maintenance Update. The pool heater was repaired but the lights need to be synced. The 4th handicap space is striped and the signs are up. Unit 80 and 32 interior repairs are complete. 78, 79, 50, 88, and garage 131 estimates are in the

- works. Affordable plumbing replaced flex sleeve in unit 82.
- b. Draft Service Animal rules.

VIII. MEETING SCHEDULE

January 9, 2024 at 6:00 PM, Clubhouse - Zoom

IX. ADJOURN OPEN SESSION

Motion to adjourn and all were in favor, and the meeting adjourned at 10:52 AM.

DRAFT