

RIO DEL SOL
QUARTERLY MEETING MINUTES
APRIL 13, 2021

The Quarterly Meeting was called to order @ 6:00 PM. In attendance were Board Members Greg Befort, Rita Jackson, Neal Anthony, Trudy Nelson and Property Manager, Todd Sullivan. Also present in the audience were owners, Ed and Toni Lasher, Wendy Befort, Ruby Pippin, Noreen Lehmann, Judy Kindwall, Julie and Brian Higgins, Bob Burgess, Jerry Burton, Sherm Alexander, Jim Jackson, Gary Walstad, Joe Degen and Larry Sisk.

Each board member was introduced, presenting a short background of themselves and sharing what they hope to accomplish as a member of the board. Property Manager Sullivan discussed his history, qualifications as a property manager and items he is currently addressing in the complex. Greg Befort stressed to owners the necessity of getting up to date contact information on all units, whether it be addresses, phone numbers or email addresses to Property Manager Sullivan. Greg Befort also encouraged owners to visit the RDS website regularly to keep informed of happenings.

The first item on the agenda was the Review and Approval of the March 23 Special Meeting Minutes. Greg Befort made a motion to approve the minutes. Rita Jackson seconded. Vote 4-0.

The second item on the agenda was the Appointment of the Director following Darryl Migdol's resignation. Rita Jackson stated that there were very qualified applicants. Director Befort shared that the board has decided to appoint full-time resident/Real Estate Agent, Robyn McKie to the open director position.

The third item on the agenda was to Approve the Disbursements of \$124 to LeRoy Nelson for repairs he and Larry Sisk provided to rebuild the east spa pump and \$150 to Greg Befort for the annual cost of the Zoom platform subscription. Greg Befort made a motion to approve the disbursements and Neal Anthony seconded. Vote 5-0.

The fourth item on the agenda was Discussion and Possible Action to Replace Current Legal Representative, Mulcahy Law (Phoenix) with Maxwell and Morgan (Scottsdale). Greg Befort made a motion to replace Mulcahy Law with Maxwell and Morgan. Seconded by Trudy Nelson. Vote 5-0.

The fifth item on the agenda was the Treasurer's Report. Neal Anthony stated the current financial report is on the website for viewing. He urged all owners to complete a new ACH form and submit to him prior to May 1, 2021. Some owners stated that they have been receiving an invoice monthly and prefer to submit a personal check. Neal Anthony stated he will continue this procedure; they will just need to request one from him. Due to the transition of banking Greg Befort tabled the approval of the financial report until the next Quarterly meeting.

The sixth item on the agenda was the Property Manager's Report. Todd stated that he met with the current landscapers. There will be a new practice in place regarding trimming. He is also updating the water system as needed. He is currently changing outdated fire extinguishers and fire boxes. Tri-State Systems will review the sprinkler system and Todd will notify the Fire Marshall that everything has been updated and RDS is in compliance. Greg Befort recommended that RDS

have an Automated External Defibrillator (AED) in the clubhouse with operating Instructions provided to the complex residents.

The seventh item on the agenda was Project Updates.

PAINTING PROJECT: Neal Anthony reported that he received three bids. One from a local contractor and two from the Phoenix area. The board is evaluating the bids, will review the funding available and discuss the possibility of an assessment in the future.

EAST SPA RESURFACING: Greg Befort shared that the east spa will be drained this week and on Monday 4/19 they will start replastering and installing new tile. This process will take approximately two weeks.

SCREEN DOORS AND SHADES: Trudy Nelson reported that the board discussed the screens that have been appearing on outside of doors. The board has decided to continue with the current CCR's which disallows these types of eternal fixtures.

The eighth item on the agenda was the Review, Discussion, and Possible Action to approve the Reserve Study completed by Reserve Advisors. It is available to all owners on the website. Greg Befort stressed the purpose of the discussion is to address the scope of the study, not to address assessments or HOA fees. Stephanie Mueller of Reserve Advisors shared the methodology of the study. John Jordan, an engineer/owner at RDS and Patty Walsted, a CPA/owner at RDS offered their input on the study. Greg Befort made a motion to approve the scope & content of the study with the caveat that revisions will be presented by the board to the owners before the final report is approved. Seconded by Rita Jackson. Vote 5-0.

The ninth item on the agenda is New Items for discussion.

Neal Anthony suggested a newsletter be sent to all owners via USPS mail, requesting current contact information.

Julie Higgins entertained the idea of a directory of owners, this will be opt-in only.

Next Quarterly Meeting will be in July.

With there being no further business, Greg Befort made a motion to adjourn the meeting at 7:11 PM. Seconded by Trudy Nelson. VOTE 5-0.

Trudy Nelson

Secretary