

RIO DEL SOL HOMEOWNERS ASSOCIATION  
QUARTERLY MEETING, TUESDAY, July 12, 2022

6:00 PM (AZ time)

RDS CLUBHOUSE

President Rita Jackson called the meeting to order @ 6:04 PM. Secretary Nelson performed roll call. Present were President Rita Jackson, Vice-President Jim Jackson, Director Larry Sisk and Secretary Trudy Nelson. Treasurer Neal Anthony joined the zoom meeting at 6:05 PM. Also present in the audience were Noreen Lehmann and Brian Cook.

The third Item on the agenda was the discussion and possible action to approve the Draft Board Meeting Minutes of the April 12, 2022 meeting. President Jackson made a motion to approve the Draft Board Meeting Minutes of the April 12, 2022 meeting. Vice-President Jackson seconded; motion carried. Vote 5-0.

The Fourth Item on the agenda was the Discussion and Possible Action to approve the First Quarter Financial Reports (Jan-March). President Jackson made a motion to approve the First Quarter Financial Report, Trudy Nelson Seconded, Motion Carried. Vote 5-0.

The Fifth Item on the agenda was the Discussion and Possible Action to approve the Second Quarter (April-June) Financial Report. President Jackson tabled the approval until the next quarterly meeting allowing people ample time to formulate questions regarding the report.

The Sixth item on the agenda was the possible action to establish fees for the following items:

1. Mortgage company questionnaire fee
2. Processing fee for the sale of garages
3. Refinance paperwork.

President Jackson made a motion to Establish a \$100 (One Hundred) fee for each of the services. Seconded by Neal Anthony, Motion carried. Vote 5-0.

The Seventh item on the agenda was Discussion and Possible Action to Clarify Late Fees for monthly assessments. President Jackson stated that the current late fee of \$15 (Fifteen) is an inadequate amount to deter late payment. Vice-President Jackson proposed a \$35 (thirty-five) monthly late fee. President Jackson made a motion to increase the monthly late fee for failure to pay monthly HOA fees to \$35 (thirty-five) a month, seconded by Trudy Nelson. Vote 5-0.

The Eighth item on the agenda was Updates on the Annual Inspections. President Jackson stated the Annual Certification of the Back Flow Preventer Equipment required by Lake Havasu City was performed in April and came back as Failed Equipment. Tri-State Fire and Security stated that repair was not an option. Tri-State Fire and Security replaced the Back Flow Preventer at a cost of \$4,225.95. The Annual Fire Extinguisher Inspection took place in May with no problems reported. The Annual Sprinkler Certification required by Lake Havasu City Fire Department was performed on June 20<sup>th</sup> by Craig Fire Protection and reported no deficiencies with the sprinkler system in the clubhouse.

The Ninth Item on the agenda was Paint, Pool, and Landscape Updates. Director Larry Sisk reported the painting on the doors of Buildings 7, 8 & 9 will be done on Wed, July 13<sup>th</sup> with Buildings 1 & 2 being completed

the next day. Painters will be at the Condos on Saturdays for those who are unable to open their doors at the scheduled time. The Pool Pump Room inspection took place with there being no problems. Director Sisk stated he has been cleaning and scrubbing the sides of the pool to remove the black algae accumulated due likely to lotions and oils. Director Sisk stated he had purchased bubblers and Valve repair kits to make repairs to bubblers that are not working properly. Director Sisk has replaced lights as necessary. Trash dumpsters continue to be an issue with missing cables, locks, and signs. Director Sisk has contacted the police who do a drive by in the mornings and have reported no problems. Director Sisk hired a gentleman to trim and haul away debris on all the palm trees at a cost of \$750.00.

The Tenth Item on the agenda was Discussion and Possible Action to create an RDSHOA policy pertaining to Ring Doorbells. President Jackson said the board has received an owner's request to install a ring doorbell. President Jackson reported that the past board allowed an owner to install a ring doorbell on a trial basis. The past board then failed to follow thru and establish a policy regarding ring doorbell installation. The CC'Rs state that no owner shall change the exterior walls of a unit unless approved by the board. Ring Doorbells allow owners to video and record other owners without their consent. Invasion of privacy of nearby units could results in subsequent legal problems. If the board allows the installation of the Ring Doorbells, President Jackson stated that the liability might then be transferred from the condo owner to the RDS Association. Owner Brian Cook stated that the Ring Doorbells are a big deterrent to criminals and an asset to law enforcement. Following discussion President Jackson tabled the action until we get more solid information to make a decision.

The Eleventh Item on the agenda was Items for next board meeting.

1. Internet Services – Allo Communications fiber optics vs Wireless or Suddenlink.
2. Discussion of ways to satisfy the increase in sewer and water rates scheduled to begin in the future.
3. Ring Doorbell installation.

Brian Cook reminded the board that Larry Sisk is doing an excellent job of maintaining the facility in the absence of a property manager. The board is very aware of his commitment to RDS and commended him for all his expertise.

There being no further business, President Jackson made a motion that the meeting adjourn, seconded by Jim Jackson. Vote 5-0.

Meeting Adjourned @ 7:09 PM

Trudy Nelson

Secretary, RDS