

RIO DEL SOL QUARTERLY MEETING

FRIDAY, OCTOBER 14, 2022

6:00 PM RDS CLUBHOUSE

President Rita Jackson called the meeting to order at 6:01 PM. Secretary Nelson performed roll call. Present were President Rita Jackson, Vice-President Jim Jackson, Secretary Trudy Nelson. Absent was Treasurer Neal Anthony. Also present in the audience were Noreen Lehmann, Jerry Burton, Larry Sisk, Brent Dyck, Shannon Marin, Bruce Born, Bob Burgess, Debbie Foster, Nichole & Solomon Martinez, Amy Erickson and Sig and Mary Colberg.

The Third Item on the agenda was the discussion and possible action to approve the Draft Board Meeting Minutes of the July 12, 2022 meeting. President Jackson made a motion to approve the Draft Board Meeting Minutes of the July 12, 2022 meeting. Jim Jackson seconded. Motion Carried, Vote 3-0.

The Fourth Item on the agenda was the discussion and possible action to approve the Second Quarter Financial reports (April-June 2022). President Jackson made a motion to approve the Second Quarter Financial report (April-June). Trudy Nelson seconded. Motion Carried, Vote 3-0.

The Fifth Item on the agenda was discussion and possible action to approve Third Quarter Financial Reports (July-September 2022) President Jackson made a motion to approve the Third Quarter Financial Reports (July-September 2022). Jim Jackson seconded. Motion Carried, Vote 3-0.

The next item on the agenda was maintenance update.

Owner Bruce Born #65 addressed the board regarding a "Brown Out" that occurred in his unit upon his return this fall. He suggested that owners have an electrician check the circuit breakers below the meter for their unit to determine if there is enough amperage coming into the unit. This will be at owner's expense.

Owner's Amy Erickson (91) and Craig Buchanan (92) requested an update on the progress with roof repair to building #7. President Jackson shared that the Board has hired a management company (Hoamco) and the roof to building #7 is the #1 priority being addressed. Craig Buchanan inquired as to the availability of funding for the roofing repair. President Jackson stated that the monies for the roof repair have been set aside. Buchanan and Erickson expressed concerns with their lack of rental income due to the condition of their units. President Jackson stated that we have paid a roofing company for repair that we believe has identified the drainage problem and made temporary corrections. We will continue to attempt to secure a roofing company to complete the necessary permanent repair. One contract has been signed for interior unit repair but the work cannot be scheduled until a contract for roof repair has been established.

The Sixth Item on the Agenda is Discussion and Possible Action Pertaining to a recommended increase in annual assessment for 2023 (monthly HOA dues). Patti Walstad, Owner Unit 58, presented a projection of the Associations expenses and our financial requirements needed to pay them. Like all estimates there are variations, the ideal scenario and the less than ideal, which comes with more risk. As requested by the board, Patti presented a plan with the average of \$250 per month. The board presented the problem and the solution. The board has fulfilled our fiduciary responsibilities and it remains to the owners to accept or reject. President Jackson made a motion to follow the required process for a one time increase of the actual annual assessment to \$250 per month. Seconded by Trudy Nelson; motion carried Vote 3-0.

There being no further business President Jackson made a motion to adjourn @ 7:10 PM, seconded by Jim Jackson. Motion carried Vote 3-0.

Trudy Nelson

Secretary, Rio Del Sol

