



Rio Del Sol

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Building Painting Project Update

Dear Rio Del Sol Owner,

Your current Board has been working very hard over the past year to find the best solutions to our building improvement problems and delays. As previously reported, the first painting contractor failed to fulfill the contract which resulted in a favorable settlement monetarily for Rio Del Sol, but that temporarily halted the progress.

We then quickly hired a second painting contractor, and as previously reported, the second painting contractor could not start until January. The second painting contractor has completed a test area and believes there is issues with the stucco and now does not want to fulfill the contract. This will undoubtedly cause another delay, but the Board is on top of it and minimizing delays as best as possible with the following actions:

- We've reached out to the professional painting consultant in Phoenix we used earlier this year to re-inspect the buildings and**

provide a determination on if the stucco on the buildings is suitable to paint. Then, if the buildings are suitable to paint, what process and products specifically would he recommend going forward. We also asked them to help us secure a large painting company from the Phoenix area that could come to Havasu with a big crew to take care of our project professionally and rapidly.

- We've reached out the Association's Attorney to see what our legal options are with the second contractor failing to fulfill their contract.
- We've received confirmation from a 3rd painting contractor in our city willing to take on this project for us. However, pricing will need to be negotiated. There is also a 4th painting company in our City that will look at the project soon and provide a bid.

The Rio Del Sol Board of Directors

12-23-2020

