

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

JANUARY 10, 2023

CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ

I. CALL TO ORDER

The meeting was called to order at 6:02 PM by Rita Jackson.

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES – December 27, 2022 minutes approved Rita/Trudy.

IV. FINANCIAL REPORT – October 2022 – December 2022

V. HOMEOWNER OPEN FORUM

VI. NEW BUSINESS

- a. Janitorial Services (Fluffy Services Bid)- *Discussion/Action: Email Melissa Hagen and Management list of duties. No contract, board approved the clubhouse to be cleaned twice a week Friday morning, and Monday or Tuesday morning. Vendor is licensed and bonded. Rita/Jim*
- b. Replaster West Spa- *Discussion/Action: Big Blaster \$9,339. All Star \$6,250. Management requested bid from Attraction Pools. The Board will review all three bids for repair before Spring.*
- c. Annual Meeting - *Discussion/Action: Annual Meeting date set for Saturday, February 25 at noon at the Rio Del Sol Clubhouse. Five positions are open per the By Laws. All resumes will be sent to PO Box 1905 Lake Havasu City, AZ. Trudy Nelson will collect resumes for the open positions. Management will email the board statements of interest and ballot template for review. The board will mail and collect their own ballots.*
- d. General Maintenance Projects- *Discussion/Action: Rita Jackson's report. Building seven has nonfunctioning drains. Recommended to replace drains and have them cleaned by a plumber annually. Roofer to make an assessment. There is a sealed scupper above unit 92 that stopped the leak. The underlayment felt is over 30 years old and may need to replacing. Check and repair irrigation before planting*

replacement plants. Remove dead palm tree.

- e. Management Q&A- *Discussion/Action: Teresa O'Neal answered owner questions.*

VII. BOARD MEMBER INPUT

- a. HOAMCO was accompanied by Rita and Jim Jackson to take photos and assess water damage in building seven, units 88, 90, 91. Unit 92 owner was not available, but board advised management that this unit has had a section of drywall removed. Building seven has nonfunctioning drains.
- b. Treasurer Neal Anthony will close Chase Operating Bank account and apply balance of approximately \$26,000 to CIT Loan principal. The Chase Reserve account will remain active and managed by the Treasurer. HOAMCO will make the monthly reserve transfer from Alliance operation to the Chase reserve account. All were in favor. Rita/Jim
- c. Board requested operating debit cards for Rita Jackson- President and Teresa O'Neal community manager \$5,000 limit each. All were in favor. Rita/Jim

VIII. MEETING SCHEDULE

TBA

IX. ADJOURN OPEN SESSION

Motion to adjourn by Rita and seconded by Jim, and the meeting adjourned at 7:26 PM. No Executive Session held.