

March 18, 2021

Dear Rio Del Sol HOA Members,

I apologize for the delay in getting this message to you. The purpose of this letter is to update you on the changes to the RDSHOA Board of Directors (BOD) since the election on February 27, 2021. For those who were not attending via ZOOM videoconferencing, the elected board members were:

Greg Befort

Rita Jackson

Neal Anthony

Daryl Migdol

Paul Wasukewicz

The following Monday, March 1<sup>st</sup>, I received resignation letters from BOD Paul Wasukewicz effective immediately and from Property Manager Amy Telnes effective March 31<sup>st</sup>, 2021. These letters had been forwarded to me by Daryl Migdol. On March 5, 2021, the remaining board of directors held a special meeting to discuss and vote on a variety of matters to include assigning board positions and replacements for the resignations. (See draft minutes at rdshoa.com) The following are your current board members and duties:

Greg Befort- President

Rita Jackson- Vice- President

Neal Anthony- Treasurer

Secretary- Currently Vacant

Daryl Migdol- Director

The new board members have been working almost daily to prepare for the transition of new board members as well as search for new property management services. To summarize highlights of the special meeting, Reserve Advisors (Phoenix, AZ) was selected to conduct the reserve study. The contract has been executed and the site visit is scheduled for Thursday, March 18<sup>th</sup>, 2021. The contractor has already worked with Amy Telnes to obtain historical and financial data. Individually and collectively, we have researched and obtained bids for contractors for painting and stucco. Currently we have two bids: Ghaster Painting (Phoenix-Feb 26) and Give Back Painting (Havasut-Mar 10). Additionally, we held interviews for property managers, announced and received one nomination letter for the Secretary vacancy, took over management of the website. and have worked with the current property manager to ensure the best possible transition for the new property manager as there have been several RDS properties go on the market recently. The following items have been prioritized for discussion and possible action at the next special meeting. Agenda to follow.

1. Approval of special meeting minutes
2. Selection of the new property management company and transition update
3. Selection of the Secretary position
4. Contract resolution with Ratliff Painting (2<sup>nd</sup> paint contractor).
5. New Painting and stucco contractor
6. Reserve study update
7. Other agenda items to be announced.

We will strive to keep you informed Of significant activities and ask that you please be patient if we do not return calls or e-mails right away. As you can imagine, we have a great deal of work ahead of us. The good news is that we have a talented team of dedicated owners and recent volunteers who are moving forward. As I have said before, we did not get in this mess overnight and we will not get out of it overnight. Please watch the websites for more frequent updates. This letter will also be posted under “newsletters” at rdshoa.com.

Regards,

Greg Befort

President RDSHOA