

RIO DEL SOL ANNUAL MEETING

SATURDAY, FEBRUARY 19, 2022

12 Noon in RDS Clubhouse

Rio Del Sol Owners Tim Lindquist, Janelle Kill and Deb Feyerherm gathered in the clubhouse @ 11:30 AM to open and tally the votes for the election of the 2022 Rio Del Sol Board Members. Incumbents running were Rita Jackson, Neal Anthony and Trudy Nelson along with new candidate, Jim Jackson.

President Rita Jackson called the meeting to order @12:09 PM. Secretary Trudy Nelson performed roll call. Present via Zoom were President Rita Jackson and Director Robyn McKie. Present in person were Vice President Brian Cook, Treasurer Neal Anthony and Secretary Trudy Nelson. Also present in the audience were Sara Mullen, Noreen Lehmann, Don and Janelle Kill, LeRoy Nelson, Rick and Deb Feyerherm, Gary Walstad, Bob Burgess, Larry Sisk, Jerry Burton, Territ and Sara Nickel, Bruce Born, Sherman Alexander, Chuck Wagner, Mary Jo Lowe, Tim Lindquist and Denise Anthony.

The Third Item on the Agenda was the approval of the Draft Board Minutes of the January 11, 2022, meeting. President Jackson made a motion to approve the Minutes of the January 11, 2022, minutes as written, Trudy Nelson seconded, motion carried. Vote 5-0

The Fourth Item on the Agenda was the approval of the December 2021 Year End Financial report. President Jackson made a motion to approve the December 2021 Year End Financials, Neal Anthony seconded, motion carried. Vote 5-0

The Fifth Item on the Agenda was the Treasurers report regarding Assessments. Treasurer Anthony stated there are four (4) Assessments that have not been paid. A letter of Demand has been sent informing owners they have 30 days to pay. President Jackson stated we will take every step available to the association to collect the assessments. Treasurer Anthony has given the Accountant the Quick Books drive to prepare the associations Federal and State Taxes. Currently there is \$223,000 in the reserve account, \$21,000 in the checking account and \$85,500 in the paint/building fund.

The Sixth item on the agenda was Discussion of Personal Security Systems. President Jackson presented options and information regarding Personal Security Systems. President Jackson is opposed to the systems due to Rio Del Sol CC&Rs and the Arizona Condominium Act that states owners may not alter the exterior appearance of the units. Misdirected Cameras create liability issues for invasion of privacy for the condominium association. President Jackson proposed the alternative of interior mount security systems which leaves the liability with the condo owner vs the Association. Discussion from the audience questioned whether the current facility security system points towards personal units. Currently most of the board do not have access to the system, so are unable to determine if they are placed in the appropriate direction. A request will be made to give access to any board member who wishes to have it available to them. President Jackson tabled this item for further discussion and possible action.

The Seventh Item on the agenda is the Status of the Paint Project and gaining access to Unit Doors. Also discussed were balcony & patio items along with key boxes and parking issues. Treasurer Anthony stated that the power washing is mostly complete, and painting may begin as early as next week. Options were discussed regarding notification of owners to gain access to their units to paint the exterior doors.

The Eighth Item on the agenda was General Maintenance Updates. Termites were found in Storage Unit 6 and have been treated. Property Manager Todd Sullivan has requested a quote for preventative termite service. Garage door 125 has been repaired and Insurance claim is being processed. Inappropriate garbage is being

placed in the dumpsters. Signs may be obtained to detour the problem. Cracks in steps have been reported. They are soldered in place so will be a process installing new ones. We will also investigate the possibility of grinding down the edges of the steps to prevent injury. The exterior door on unit 58 has been replaced due to excessive wear. An owner who has been looking into roof maintenance stated that she works mainly with Phoenix contractors, and they are unwilling to travel to Lake Havasu. Property Manager Todd Sullivan has received one local bid and will attempt to secure others. When the paint project is complete we will begin maintenance on roofs beginning with Unit 7. S & S Electrical will be here on Monday, 2/21/22 to complete electrical repair to exterior lights.

The Ninth Item on the agenda was the Election of the Board of Director Results. All three incumbents have been re-elected along with candidate, Jim Jackson. The individual receiving the most write-in votes will be asked to fill the fifth position on the board. Larry Sisk was received the highest votes and he agreed to accept the position.

The 10th Item on the Agenda was the role assignments of officers. President Jackson assigned roles as follows:

President – Rita Jackson

Vice President – Jim Jackson

Treasurer – Neal Anthony

Secretary – Trudy Nelson

Director – Larry Sisk

President Jackson asked Secretary Nelson to inform Property Manager Todd Sullivan of the new board of directors for the Arizona Corporation Annual Report. President Jackson requested that Director Sisk contact the Federal/Local health department to determine the optimum temperature for the pool. She also asked that he discuss the fountain operating hours with residents who reside near the fountain. Vice-President Jackson will assume the responsibility of the Zoom program. He will also determine patio specs & patio carpet replacement.

The 11th Item on the Agenda was New Items for Discussion at the next meeting, April 12, 2022.

1. Update Rules and Regulations
2. Garbage
3. Restrictions on Patio & Balcony
4. Possible increase of Pool Key Deposit
5. Smoking Areas

There being no further business, President Jackson made a motion to Adjourn, Vice President Jackson seconded. Motion Carried. Vote 5-0

Meeting adjourned at 12:55 PM

Trudy Nelson
Secretary

