

# RIO DEL SOL HOMEOWNERS ASSOCIATION

## OPEN BOARD MEETING MINUTES

DECEMBER 27, 2022

HOAMCO 2580 Highway 95, Suite 107 Bullhead City

ZOOM

### I. CALL TO ORDER

The meeting was called to order at 6:01 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** – November 8, 2022 minutes approved Rita/Neal. A Zoom Meeting held for questions on preliminary budget draft 12/15/22.

### IV. HOMEWONER OPEN FORUM

- a. HOAMCO made a statement regarding initial statements sent per CC&R's for one annual assessment. Board allows owners to pay monthly currently \$220.00. Special Assessment to be paid per original agreement by separate check. Still entering data from bank statements and should be completed by February.
- b. Bruce Born concerned that his account showed the special assessment paid in full.
- c. Nicole Bezi auto debit taken for November and December, she paid the association as well and she is owed credit. I will email accounting to FedEx a check to the owner.
- d. Noreen Lehmann asked about the budget and financials. Inquired about the clubhouse janitorial services and how to make a maintenance request. She can email the manager directly or make a request on the HOAMCO website.

### V. NEW BUSINESS

- a. 2023 Proposed Budget- *Discussion/Action*: Management updated codes and descriptions Increase legal to \$750.00, remove dues and subscriptions, increase Fire Prevention to \$1300.00, add cable to internet. Neal motioned to increase water to \$40,000, Jim seconded, and all were in favor.
- b. Disclosure/Transfer Fees- *Discussion/Action*: HOAMCO Escrow Department to manage and will collect the maximum allowed by State Statutes \$200 each.
- c. Working Capital Increase - *Discussion/Action*: Per Governing Documents working

*capital is two months assessments. Rita motioned to increase to \$440.00 beginning January 2023, Neal seconded, and all were in favor.*

d. Q&A with Community Manager- *Discussion/Action: See Homeowner input.*

**VI. BOARD MEMBER INPUT**

a. No late fees will be charged for the first 90 days of transition.

**VII. MEETING SCHEDULE**

TBA

**VIII. ADJOURN OPEN SESSION**

Motion to adjourn and seconded by, and the meeting adjourned at 6:43 PM.

No Executive Session held.