

Rio Del Sol
Special Meeting Minutes
March 5th, 2021

The Special Meeting was called to order at 9:00 A.M. In attendance were Board Members Greg Befort, Rita Jackson, and Neal Anthony. Attending remotely was Darryl Migdol.

The first item of the Special Meeting was role appointments. There was discussion about qualifications required for individual offices and consideration of members support for candidates as reflected by vote count. Recommendations were voiced and a collective vote was made on these recommendations.

ACTION: Greg Befort made a motion to appoint Greg Befort as President, Rita Jackson as Vice President, Neal Anthony as Treasurer and Darryl Migdol as Director. Rita Jackson seconded. Vote 4-0.

The second item of the Special Meeting was Duties of Offices. Directors confirmed knowledge and understanding of their respective duties. Board Member Rita Jackson volunteered to add Communications to her duties. She expressed an interest in expanding the use of our website, specifically by adding all existing HOA Policies to the site and in the future creating a FAQ section. Board Member Greg Befort supported transfer of website to Rita Jackson and indicated a request be sent to the Property Manager to transfer web access. There was discussion about having financial statements created by an accountant. Further research is required on this.

The third item of the Special Meeting was filling a Board vacancy due to Paul's resignation. Paul submitted his resignation via email on March 1st, 2021. Since there is no specified process for this occurrence the Board decided to contact all members by email and request applicants to respond with qualification information within one week.

ACTION: Greg Befort made a motion for Rita Jackson to send out these emails. Rita Jackson seconded. Vote 4-0.

The fourth item of the Special Meeting was Property Management Replacement. Amy Telnes submitted a resignation via email effective March 31st, 2021. In her resignation Amy outlined a transition process to facilitate this event. The suggestion of an onsite Property Manager was discussed. General consensus of the Board was that a licensed, bonded, professional Property Manager is preferred. The Board agreed that Property Managers duties and responsibilities need to be reviewed and clarified.

ACTION: Greg Befort made a motion to continue search for Property Management Replacement. Neal Anthony seconded. Vote 4-0

The fifth item of the Special Meeting was Reserve Study Update. It was noted that our HOA attorney recommended it be a professionally done study. Two Reserve Study options had been obtained. Applied Reserve Analysis from California and Reserve Advisors from Phoenix AZ. It was noted that Applied Reserve is more geared toward large scale projects while Reserve Advisors concentrates on comparable sized condos. There were a few additional options offered by Reserve Study that were included in their price of \$3,800.00. Both are 5 year studies. The Board discussed that a Reserve Study is a critical tool needed to drive our budget process and it will take approximately 30 days.

ACTION: Greg Befort made a motion to establish a contract with Reserve Advisors based on price, methodology and familiarity with Arizona laws and conditions. Seconded by Rita Jackson. Vote 4-0

The sixth item of the Special Meeting was Spa Update. Board Member Greg Befort reported that Big

Blasters had previously been paid ½ down and the work is scheduled to be started in April. Tile samples were made available in front of the clubhouse on March 4th and input received from a number of residents. Gemstone Blue was chosen as the preferred tile color.

The seventh item of the Special Meeting was the Landscape Committee Update. Rita Jackson sought Board approval for initial project of this committee. This project would focus on an assessment of the irrigation system. This would include inspection of sprinkler heads, creating a diagram of system, assessing water flow and possible regular monitoring of the system. Board Member Darryl Migdol indicated no diagram of irrigation system currently exists. Board Member Greg Befort suggested to coordinate irrigation assessment with our current landscaper and pool service company. Board Member Greg Befort clarified that formal meeting requirements need to be met when the Landscape Committee has recommendations to be presented to the Board.

ACTION: Greg Befort made a motion that the existing Landscape Committee prioritize its first project to be Irrigation. Neal Anthony seconded. Vote 4-0.

The eighth item of the Special Meeting was the Paint/Stucco Update. Board Member Darryl Migdol provided the following information. He recommended obtaining a minimum of 3 bids but stated he had been unsuccessful in getting contractors to submit them. Board Member Greg Beford inquired as to the current status of the Ratliff contract. A January 12th, 2021 communication from the HOA attorney advised we mutually sever this contract. Member Darryl Migdol could not remember signing anything pertaining to this and advised contacting the Property Manager. Member Greg Befort made the recommendation that Neil Anthony be assigned primary responsibility for the Paint Project with support from Darryl Migdol. Member Neil Anthony reported that on Feb 25th, 2021 he spoke with Randy for 30-45 minutes. At this time Randy made 3 test spots on Building #5 Smoketree wall. One test spot is just applied paint. Another test spot was nozzle power wash prepped then painted. The largest test spot was spinner power washed then painted. Upon inspection paint was peeling from test site #1 and #2. The spinner power wash process removes more old paint which also exposes more cracks. BASF is a more expensive paint to use since it covers less square feet but has an increased ability to fill cracks. It comes with a 10 year warranty on paint and labor. No quote received at this time. Stucco repair was discussed. Darryl said most paint bids should include sealing cracks and minor stucco repair. Rita Jackson observed that our stucco repair needs may not be considered minor. Bids from contractors will determine what they will take care of and additional outsourcing of stucco work may be necessary.

ACTION: Greg Befort made a motion that primary responsibilities of the Paint Project be assigned to Neal Anthony. That the Board continue to seek other contractors and he personally will contact the Property Manager about status of Ratliff contract. Rita Jackson seconded. Vote 4-0.

Closing Comments of the Special Meeting made by Greg Befort acknowledged appreciation to Darryl Migdol for previous efforts as President of HOA.

ACTION: With no further business, Greg Befort made a motion to adjourn the Special Meeting at 10 A.M. Neal Anthony seconded. Vote 4-0.