

RIO DEL SOL HOMEOWNERS ASSOCIATION

SPECIAL MEETING

Tuesday, November 8, 2022

6:00 PM Rio Del Sol Clubhouse

Rio Del Sol Secretary Trudy Nelson and Mary Hranach, (Leasee Unit 56) gathered at the clubhouse @ 5:45 PM to open and tally the votes for the increase in Assessment Rate for the calendar year 2023.

President Jackson called the meeting to order at 5:57 PM. Secretary Nelson performed roll call. Present were President Rita Jackson, Vice President Jim Jackson, Treasurer Neal Anthony (via Zoom) and Secretary Trudy Nelson. Also attending in the audience were Noreen Lehmann, Bob Burgess, Larry Sisk, Coleen & Dick Mailhot, Scott Wamack, LeRoy Nelson, Edwin Cheser Jr and Robyn Mckie.

The third item on the agenda was the discussion and possible action to approve the Draft Board Meeting Minutes of October 14, 2022. President Jackson made a motion to approve the Draft Board Meeting Minutes of October 14, 2022. Neal Anthony seconded, Vote 4-0. Motion carried.

The fourth Item on the agenda was the discussion and possible action to approve the Draft Special Board Meeting Minutes of October 15, 2022. President Jackson made a motion to approve the Draft Special Board Meeting Minutes of October 15, 2022. Jim Jackson seconded, Vote 4-0. Motion carried

The fifth item on the agenda was maintenance updates. The east hot tub plaster turned green due to a reaction to UV rays. This is not algae and does not present a health risk. It has been acid washed and the problem was solved. The west hot tub is turned off and not being heated, but the water is being filtered and treated. According to the Reserve Study the west hot tub is scheduled for reconditioning in 2022. President Jackson stated that we will get a bid from Big Blasters who completed the east hot tub reconditioning and contact the Property Manager to get an additional bid. The repair on the east hot tub in 2020 was \$5200, plus tax.

President Jackson stated that we need to investigate the purchasing of new patio chairs and umbrellas. The older design of the chairs did not hold up to excessive use and weight. The new design chairs purchased are better suited for continued use. President Jackson stated that at this time we do not have even four (4) chairs per table.

President Jackson contacted Mohave Health Department regarding regulations for Ring Life Preservers in the pool area. The current ones provided are hard and cracked. The health dept informed President Jackson that we are required to have one ring life preserver in the pool area with an attached 50' (foot) rope.

President Jackson informed the audience the current temperature of the east hot tub is 103 degrees. Mohave County Health sets the maximum at 104 degrees. Due to the variations in temperature the Board has decided to allow a cushion of 1 degree. If the health dept comes in and the temperature has crept up, they would either fine the Association and/or shut our spas down.

The next item President Jackson reported on was the overcrowding of garages. Termite spraying and service repairmen need unblocked access to garages. Overcrowded garages extend the amount of time

service and repairmen spend completing their work. In the future the extra cost of moving and rearranging items to access the area will result in owners of the garages being charged the extra costs.

The annual fire alarm inspection was completed. The strobe light on building 5 needs to be replaced. It has been ordered and will be installed when received.

Board inspection of the patio carpets was put off until the painting project was complete d. Condo owners are responsible for replacing the carpets. The board has researched and picked out the most suitable carpet according to cost and safety concerns.

Vice-President Jackson has stated a sign-up sheet has been placed in the clubhouse for anyone who needs paint touch up to their doors or railings. He can also be emailed with requests at jimjack117@gmail.com.

The board has received complaints about marijuana smoking in the complex. Vice-President Jackson stated that marijuana smoking is legal in Arizona. It is not legal in public or open spaces. The only place allowed in the complex is in the actual units. Owners need to inform renters. Going forward owners will be warned and then fined when this occurs outside their unit on Rio Del Sol property.

Hoamco, the new property management will begin receiving monthly HOA payments in January 2023. They will charge a 3.5% service fee of payment amount if a debit or credit card is used. President Jackson will contact Hoamco to verify additional HOA payment options.

Audience members inquired as to whether the water/sewer increase had gone into effect. The county commission has tabled the increase for the present time, with the understanding that in 5 years they will be at the maximum as it was presented. It is unknown as to when this change will take place. President Jackson stated that this will give us time to accumulate funds to absorb the anticipated costs. Concerns were also presented regarding the temperature of the pool, and its use in the winter months.

The Sixth item on the agenda was the Vote results for the increase in the 2023 "Assessment Rate", or more commonly used "HOA dues". President Jackson stated that the quorum requires 50% of members or 48 ballots to be returned. The board received 66 returned ballots. Two-thirds (2/3) of members voting (or 44) must approve the increase for it to pass. The board received 54 Yes votes and 12 No votes. President Jackson made a motion that the Rio Del Sol Homeowners Association fees be increased beginning Jan 1, 2023, to \$220 monthly. Trudy Nelson seconded. Vote 4-0. Motion Carried.

Audience members inquired as to the amount we are contracted per month with Hoamco for management fees. President Jackson stated the fee is \$1100 per month. There will be added fees for correspondence whether it be email or hardcopy. We are going to try to keep these at a minimum. Questions were raised concerning local management coverage. President Jackson stated there is a 24-hr phone line to call and she will question as to whether after hour calls are charged at a different rate. She also stated that the cleaning of the clubhouse has never been included in the management fee. The management company will attempt to find a company willing to take on the project according to the scope of requirements by Rio Del Sol.

Owner Larry Sisk brought up questions regarding sewer rate, suggesting possibly taking the volume of water out of the toilet tank. President Jackson stated that the cost of the sewer base charge is based per unit. He also questioned why the west hot tub is not shut down. President Jackson stated there could be

an expense to shutting it down. She stated we will investigate this and act on getting the west hot tub repaired as stated previously. The next question owner Sisk presented was the status of the roof repair of Building 7. President Jackson stated we believe we have determined the problem. We are working to find a contractor to fix the roof. President Jackson shared that she has prepared a file with pictures, repair bills and insurance claims that she will present to Hoamco for their assistance in securing a contractor. The last request presented by owner Sisk was a copy of the management contract and a monthly check register from Hoamco. President Jackson stated that he can go on-line and request these items directly from Hoamco.

Owners Scott Wamack and Ed Cheser Jr brought up concerns with the cost of the temperature maintained for the pool in the winter months. It was suggested a special ballot be presented to owners to establish a temperature to be maintained. President Jackson stated a survey is something that could be emailed to owners regarding their preference.

There being no further business, President Jackson made a motion to adjourn at 7:20 PM. Seconded by Jim Jackson. Vote 4-0. Motion carried.

Trudy Nelson, Secretary

Rio Del Sol