

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
October 8, 2024 at 4:00
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ
Zoom Only Meeting ID: 810 9974 6932 Passcode: 774022

I. CALL TO ORDER

The meeting was called to order at 4:03 PM by Chuck Wagner.

II. ESTABLISH QUORUM

- a. Board Members: Chuck Wagner- President, Gary Walstead- Vice President, Neal Anthony- Treasurer, Mary Bohls- Secretary, Sarah Nickle- Member at Large
- b. HOAMCO Management: Teresa O'Neal- Regional Manager
- c. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – July 9, 2024 approved Neal/Mary.

IV. FINANCIAL REPORT – August 31, 2024 approved no questions Neal/Mary

V. OLD BUSINESS

- a. Garage 124 Repair- *Discussion/Action: Tabled. Mary Bohl to call management in December to coordinate repair estimates and repairs approved by the board.*
- b. Scheduled Roof Drain Cleaning December- *Discussion: Affordable Plumbing is scheduled December 19-20.*

VI. NEW BUSINESS

- a. Reserve Study Update- *Discussion/Action: Gary motioned to table until next year and Mary seconded.*
- b. Electric Meter Box (Painted over meter numbers) - *Discussion/Action: No Action. Numbers are not used, meters are read electronically.*
- c. Pool Meeting Discussion- *Discussion/Action: Gary presented bid from Desert Storm Pools and discussed the black algae and plaster issues.*
- d. Pool Replastering- *Discussion/Action: The board approved bids from Desert Storm Pools to replace pool plaster, spas, and decking up to the clubhouse and Everclear Pools to update and replace twenty-five year old pool equipment.*
- e. Clubhouse AC Replacement (Ratify) - *Discussion/Action: The board approved to replace the AC unit from All American Air for \$6650.00 via email. They also approved a 10 year extended warranty for \$1500.00, along with an bi-annual maintenance program for \$250.00 a year.*
- f. Backflow Leak (Ratify) - *Discussion/Action: The board approved \$295.75 to repair backflow in ground leak via email. All were in favor.*
- g. Leak Protocol- *Discussion/Action: The manager will draft a procedure to send to owners on the protocol for a leak with in the owners unit.*

- h. 2025 Preliminary Budget- *Discussion/Action: A discussion was held on the preliminary budget, pending pool repairs, and roof maintenance expenses expected in the next year. The board is only allowed to raise assessments 5% per year per governing documents and the reserve fund is not adequately funded to make the upcoming major repairs. A budget meeting was scheduled for October 17, 2024 at 4:00 PM.*

VII. HOMEOWNER OPEN FORUM

- a. Jen Boeger announced that she is recording the meeting. Garage 100 is in need of repair. She would like to a peaceful community, but does not condone videoing or photographing her minor child.
- b. Larry Sisk asked if the zoom meetings recordings were available.
- c. Rita Jackson asked if the board was no longer approving financials. Chuck called for a motion to approve item financials and the treasurers report Item IV.
- d. Karen, a renter submitted an email asking about the number of handicap parking on Mesquite. The board will research the legal limit and discuss a plan for the community.

VIII. BOARD MEMBER INPUT

- a. The President Chuck Wagner stressed that the pool repairs are needed in order to keep the pool open for the owners and guests to use.

IX. MEETING SCHEDULE

TBA

X. ADJOURN OPEN SESSION

Motion to adjourn Chuck/May and all were in favor, and the meeting adjourned at 5:09 PM.