

RIO DEL SOL HOMEOWNERS ASSOCIATION  
OPEN BOARD MEETING MINUTES  
JULY 8, 2025 4:00 PM

Zoom Only Meeting ID: 846 9215 1456 Passcode: 945643

**I. CALL TO ORDER**

The meeting was called to order at 3:59 PM by Rita Jackson.

**II. ESTABLISH QUORUM**

- a. Board Members: Rita Jackson- President, Gary Walstad-Vice President, Neal Anthony- Treasurer, Julie Higgins- Secretary
- b. Absent: Sarah Nickel- Member at Large
- c. HOAMCO Management: Teresa O'Neal- Regional Manager, Nicole Overlander- Assistant Manager
- d. Guests: Asked to Sign In

**III. APPROVAL OF MINUTES** –The April 8, 2025 minutes approved by Rita/Neal. The June 11, 2025 special reserve study meeting minutes were approved by Rita/Neal.

**IV. FINANCIAL REPORT** – March 31, 2025 – May 31, 2025 financial statements were approved Rita/Gary. Neal gave a report on the Chase Bank Reserve account and CDs.

- a. Manager to audit reserve fund transfers.
- b. GL 4510 – Reserve Contribution Rita would like to research the amount being charged.

**V. OLD BUSINESS**

- a. Pool Status & New Replaster Update (Desert Storm Approved by the Membership 2/22/25)- *Discussion/Action: Gary updated the community on the pool project. Start date November 1, 2025 estimated completion by January 2026.*
- b. Storage Unit Audit- *Discussion/Action: Julie reported she had thirty-three tags completed. Audit information needed by January 1, 2026.*
- c. Parking Lot Crack Seal (Ratify Maurer)- *Discussion/Action: Project cancelled until the fall of 2026. Tabled will revisit after the first of the year.*
- d. Carport Damage (Ratify)- *Discussion/Action: Completed in May by JB Odd Jobs for \$3,150.00. Unit owner 51 paid the association for renter damage to the carport.*
- e. Special Assessments (2022 & 2025) Payments- *Discussion/Action: No action. The manager reminded the community that the 2022 special assessment due in full January 1, 2026. Statements for 2025 special assessment will be sent out this month to all owners that have not set up a payment plan. Payment due August 1, 2025 in full.*
- f. Roof Maintenance Bldg. 1,2,8&9 (Scott Crane) - *Discussion/Action: No Action. Completed in June by Scott Crane Roofing \$62,000.*

- g. *Allo Fiber Optics- Discussion/Action: Rita reported the start date is July 10, 2025. Jamie Oliver arranges services, send out flyer to the community.*
- h. *Rules & Regulations Revision- Discussion/Action: Approved by the board as drafted. Changes made were the pool hours 7:00 AM – 10:00 PM, Section 8, K, the association is not responsible for lost or stolen property, do not leave personal property at the pool overnight. Rita/Julie*
- i. *Fine Policy- Discussion/Action: Rita motioned to increase the fine amounts to second offense \$50.00, third offense \$100.00, and each offense after the third will increase by \$50.00 increments. Repeat offenders in a twelve month period will not receive a courtesy notice. The original warning will be reopened and treated as a second offense.*
- j. *Tile Roof- Discussion/Action: No action. Gary reported the underlayment is deteriorating and needs to be replaced. Scott Crane is scheduled to begin repairs in May 2026 building 3 and 4 for \$36K, building 5,6, and 7 \$43K, and 1,2,8,9, and clubhouse \$53K. The roofer will also install maintenance access shingled sections for easier repairs.*
- k. *Irrigation Repair Tree Replacements- Discussion/Action: Rita reported that building one irrigation timer was unplugged causing the plants to be distressed and asked owners to please not tamper with the timers or irrigation system. If you see a timer unplugged plug it back in. The palm tree in the back courtyard that died will be replaced when temperatures permit.*

## **VI. NEW BUSINESS**

- a. *Landscaping Contract- Discussion/Action: The manager is to draft a landscaping contract for the board to review and the board will send recommendations to add to the agreement. Sotello Bros. indicated an increase in monthly service rate. The manager will obtain competitive quotes for the board to review.*
- b. *Wall Repair Bldg. 5 (Ratify)- Discussion/Action: Start date July 10, 2025.*
- c. *Broken Step Unit 46 (Ratify)- Discussion/Action: The manager made an executive decision to repair the broken due to a safety hazard for \$200.00 by JB Odd Jobs. A board member was out of the country and could not get a unanimous vote.*

## **VII. HOMEOWNER OPEN FORUM**

- a. *Jen Boeger via zoom expressed concerns about landscaping and that violations be handled fairly and consistently. She feels the landscaper killed the palm tree by trimming it in 115 temperature and asked if we will be obtaining competitive landscaping bids.*
- b. *Joan Lucas via zoom reported the landscapers hitting irrigation equipment.*
- c. *Trudy Nelson via zoom asked if the board has considered cameras in the parking lot area due to the wall being hit twice by vehicles.*

## **VIII. BOARD MEMBER INPUT**

- a. *Gary requested contracts for pool maintenance and trash to review at the budget meeting in October.*
- b. *Rita suggested that the board consider an designated oversized vehicle parking*

area to be added to the rules.

**IX. MEETING SCHEDULE**

Second Tuesday of the Quarter at 4:00 PM AZ Time  
October 14, 2025 – Budget Meeting

**X. ADJOURN OPEN SESSION**

Motion to adjourn Rita/Neal and all were in favor, and the meeting adjourned at 4:49 PM.

DRAFT