

RIO DEL SOL HOMEOWNERS ASSOCIATION  
OPEN BOARD MEETING MINUTES  
October 17, 2024 at 4:00  
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ  
Zoom Only Meeting ID: 841 7255 2716 Passcode: 239859  
Zoom Only

**I. CALL TO ORDER**

The meeting was called to order at 4:00 PM by Chuck Wagner.

**II. ESTABLISH QUORUM**

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

**III. NEW BUSINESS**

- a. 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. The budget includes a 4% increase across the board and 25% expected increase for insurance. Management fees increase 8%. Chuck Wagner motioned and Gary Walstead seconded:*
  - *to approve the 2025 budget.*
  - *increase the monthly assessment 5% to \$242.50.*
  - *proposed a special assessment for pool plaster and equipment repair/replacement of \$2100.00 per unit. Prepare and send out a special assessment meeting notice and ballot.*

**IV. HOMEOWNER OPEN FORUM**

- a. The dumpster lock was removed.

**V. BOARD MEMBER INPUT**

**VI. ADJOURN OPEN SESSION**

Motion to adjourn Neal/May and all were in favor, and the meeting adjourned at

5:04 PM.

DRAFT