

RIO DEL SOL HOMEOWNERS ASSOCIATION

OPEN BOARD MEETING MINUTES

JULY 14, 2026 at 4:00 PM

ZOOM ONLY

ZOOM Meeting ID: 868 0288 6184 Passcode: 978286

I. CALL TO ORDER

The meeting was called to order at 4:01 PM by Rita Jackson.

II. ESTABLISH QUORUM

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

III. APPROVAL OF MINUTES – April 14, 2026 meeting minutes approved. Rita/Julie

IV. FINANCIAL REPORT

- a. March 2026 financials approved. Rita/Julie
- b. April 2026 financials approved. Rita/Julie
- c. May 2026 financials approved. Rita/Julie
- d. June 2026 financials approved. Rita/Gary
- e. Operating \$17,562.68
- f. Reserves \$ 173,505.03
- g. Special Assessments- Discussion: One account on a payment plan.

V. MANAGEMENT REPORT

- a. Total Violations: 2
- b. Total Delinquent Accounts: 30 delinquents, 20 on a payment plan for the 2025 special assessment.
- c. Frontsteps FS Pay Auto Debit fee \$1.00 for recurring automatic payments, \$1.50 fee one-time payment. HOAMCO does not accept payments in office but can be mailed to the banking lock box in Las Vegas.

VI. OLD BUSINESS

- a. Parking Lot Seal & Additional Handicap Spacing – *Discussion/Action: Gary estimated \$18,000.00 to crack fill every year and replace every three years. Extra speed humps \$4,800.00 extra.*
- b. Gas Line Replacement- *Discussion: Gary reported the project was delayed by UniSource Gas.*
- c. Workers Comp Policy (Ratify) – *Discussion/Action: This policy is required by the*

governing documents. Labarre Oksnee policy for \$441.00 approved by the board via email unanimously.

VII. NEW BUSINESS

- a. Broken Step Replacement (Ratify)- *Discussion/Action: The board of directors approved the work for safety reasons via email unanimously. JB Odd Jobs has not submitted an invoice for payment.*
- b. Storage Locker Battery Replacement- *Discussion/Action: The manger hired Taylor and Sons Locksmith to replace all batteries on the storage door locks for \$175.00. Rita/Julie*
- c. Termite Treatment- *Discussion/Action: The board approved termite treatment for Garage 130 \$200.00 via email unanimously.*
- d. Water Bill Late Fee (Ratify) - *Discussion/Action: J. Nelson Vice President HOAMCO agreed via email to split the late fee with the association. The amount will be refunded on their management invoice. Management will pay the water bill online if it exceeds the Lake Havasu Water \$7,000.00 daily limit. Rita/Gary*
- e. Electrical Light Sensor Bldg. 6 (Ratify)- *Discussion/Action: McAtlin Electric \$154.71approved. Rita/Mary*

VIII. HOMEOWNER OPEN FORUM

IX. BOARD MEMBER INPUT

- a. Rita received a call from an owner regarding dog poop and urine smells. Jen Boeger offered to treat the areas.
- b. Rita reminded the owners no trailers are allowed in the parking lot.
- c. The buildup in the pool is caused by sunscreen per Everclear.
- d. If an owner sees something, report it to bhcviolations.com or the community manager.

X. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time
October 13, 2026 – Budget Meeting

XI. ADJOURN OPEN SESSION

Motion was made to adjourn the meeting at 4:57 PM by Rita and Mary seconded.