

Rio Del Sol
Board Meeting Minutes
April 9th, 2019
Draft – Subject to Board Approval

The Board Meeting was called to order at 6:00 P.M. In attendance were Board Members Paul Wasukewicz, Diane Maples, Mary Jo Lowe, and the Community Association Manager Amy Telnes. General Members present were asked to sign their name on an attendance sheet that will be kept on file with these Minutes.

General Business:

The Board reviewed the 3-19-2019 Board Meeting Minutes.

Action: Paul Wasukewicz made a motion to approve the Minutes as written. Mary Jo Lowe Seconded. General Member Neal Anthony stated he didn't like how the minutes were written in regards to Chuck Wagner's request for his deductible.

Vote 3-0. Minutes were approved as written.

The Board reviewed the March 31st, 2019 Financial Statements. Paul Wasukewicz asked why the general maintenance line item was over budget. The Manger reported that the stucco work on the planter wall in front of the clubhouse went over budget. We received a bid for \$700 to patch and paint the stucco walls. The contractor found the block was also damaged and the repair ended up costing \$2600.

Action: Paul Wasukewicz made a motion to approve the Financial Statements as presented. Mary Jo Lowe seconded. Vote 3-0.

Old Business:

The Manager reported that we are getting the cheapest cable and internet package available at Suddenlink that includes the sports and movie package the owners requested. We could save \$5 a month if got a lower grade box that would not allow DVR recording and has reduced HD. General Members discussed options to remove the cable and internet, or paying for the internet only when the snowbirds are at the complex, or only paying for the service when there is a special event such as the Superbowl. It was discussed by the Board that we have the nice TV and to lower the HD quality and take away these amenities would require more owner input than from the few owners in attendance. The Board discussed that sending out a survey to get all the owner's input would be the thing to do before we remove the existing cable and internet provided in the clubhouse.

Board Member Diane Maples provided a Landscaping Committee Report. Diane reported that she would like to hire Brad Meyers with Meyers Landscaping. He had very good plans on how to enhance the condo complex. He is more expensive than what we are currently paying for, but the Committee is not satisfied with the current service. The Committee will start with removing older plants that have grown too large for their areas and removing plants placed too close to the walls where the water is causing damage. We will keep the current landscapers to assist in removing items per the Landscaping Committee's direction, and work towards making a change this fall.

The Manager received 3 bids to remove the 7 trees providing debris problems in the pool area. The lowest bid was from Serrano's Brother at \$1450. The trees drop debris in pool area which makes a mess on the deck and in the pool. The tree debris go through the pool equipment which causes additional expenses to constantly clean and replace filter grids. Birds in the trees also create unsanitary messes below the trees.

Action: Diane Maples made a motion to accept the bid from Serrano's Brother and have the 7 trees removed as soon as possible. Paul Wasukewicz seconded. Vote 3-0.

The Manager reported that the website is now up and running. A few more things need to be added and updated, but it can now be viewed and used.

The website address is: Website: rdshoa.com

Board Member Paul Wasukewicz viewed it and reported it is simplistic and user friendly. Board Member Diane Maples liked that you can send an email to the Manager right from the website. The website is expected to be finished by the end of April.

The Manager reported that all the locking shut offs were replaced on Building 4. LeGrande Plumbing completed the work with no issues or complaints.

New Business:

The Board discussed that there is little business to be discussed to warrant monthly meetings. The Board would like to try meeting quarterly rather than monthly beginning in July. The By-Laws will need to be amended if this works out. The Board will coordinate a date in July that will work out for them, and post that date on the website when that July Meeting date is set.

General Member Bob Burgess reported that we received pool service recently at 4:00 P.M. and the pool service tech was putting chemicals in the pool while someone was in the water. The Manager will speak with the owner of the pool service company to request that they adjust their schedule so that does not happen.

Board Member Diane Maples stated that she does not want the Board to lose sight of the stucco and paint work that needs to be done. The Manager reported that she and Darryl Migdol have requested bids from 3 contractors to provide pricing for the entire complex. Bids come back slow. Once we get bids back, we can then figure out a funding plan to present to the owners.

General Member Chuck Wagner requested that he be reimbursed for his deductible on a prior year water damage claim.

Action: With no further business, Paul Wasukewicz made a motion to adjourn the Board Meeting at 6:50 P.M. Mary Jo Seconded. Vote 3-0.