



ASSOCIACION DE VECINOS FRACCIONAMIENTO PLAYA DE ORO, A.C.
(referred to as the “Association” of the “Playa de Oro HOA”)

Playa de Oro HOA
874 S. Main St. #3737 - #55
San Luis, AZ 85336
Email: PDOHOA.BOD@gmail.com
Website: <https://pdohoa.com/>

Date: April 18, 2026

Time: 10:00 PM Pacific Time

Location: Zoom / and Lower Pool Palapa

BOD attendees (in person): President: Greg Tiwald, Vice President: Terry McCullough,
Secretary: Sarah Little, Parliamentarian: Keith Farr, Alternate: George McClellan

BOD attendees (via Zoom): Treasurer: Paul Easley, Alternate: Mitch Newell

1. The meeting was called to order
2. Approved the General Assembly Minutes with Exceptions
3. Treasurer Report:
 - a. Transfer of signing authority with CNB in process
 - b. Lupe still managing some things until end of month
4. Communications:
 - a. Website work continues
 - b. Investigation database solutions
 - c. Newsletter will be distributed monthly
5. Green Area Committee:
 - a. France Turcotte gave an overview of progress and presented the map/mock up of the intended walkways
 - b. The plans for future include a chip-and-putt course, bocce ball area, and cornhole games, with three benches to be installed using donated materials.
 - i. Community Suggestion - the HOA pay for plaques on benches thanking the donor(s)
 - c. Chip ‘n Putt - progress will continue through the summer (**this is complete**)
 - d. Need quotes on bench installations and plaques
6. Pool Committee:
 - a. Working on solutions for pool furniture
 - b. Talked about possible agreements with La Vaquita - presented the program of 10% off any items from either restaurant and the market. Not including already discounted promotions, like happy hour and Taco Tuesday
 - c. Pool improvements were reviewed, including potential \$13,000 in upgrades to cool decks and bathroom facilities, though any improvements over \$5,000 would require member vote

- d. Cesar to mark the area by the lower pool stairs with signage to keep people from parking directly in front of the steps
 - e. Compliments to previous boards for keeping our 25 year old pool in decent shape
7. Insurance Policies:
- a. Discussed the necessity of keeping HOA Liability policy - it is required by the CCRs
8. John Low Lawsuit:
- a. The board addressed a legal dispute with John Lowe regarding HOA dues, with insurance coverage being discussed as a potential protection.
 - i. Turning all documentation over to the liability insurance company
9. Handicapped Parking:
- a. La Vaquita's handicapped parking is available for PDO residents use to access the pool areas
 - b. Mark the area in front of the stairs from the dirt parking lot to the lower pool as "NO PARKING BETWEEN SIGNS" to keep the area in front of the stairs clear
10. Realtor Signs:
- a. A significant portion of the meeting involved debate over for-sale signage regulations, with the board initially considering restrictions on vacant lot signs but ultimately deciding to follow existing CC&Rs requirements after legal concerns were raised.
 - b. Decided to reach out to lot owners to update or remove their old signage
 - c. Paul brought up the idea of posting real estate listings on the web page
11. Porta-Potties at beach w/ enclosure:
- a. Paul made a motion to install a porta-potty with a structure surrounding it - Keith seconded the motion. Discussed options
 - b. Discussed adding a security camera at the beach gate area
 - i. Will get a quote for camera w/ solar power that ties into our existing security system
 - ii. Security Camera #6 is not working, Cesar will have it fixed (**this has been fixed**)
12. Finance Committee:
- a. David Betts will join the Finance Committee as Financial Advisor
 - b. Paul suggested we research with Mexlaw (or relevant legal resource) the current requirements, costs, and procedures for filing and maintaining liens on properties for unpaid HOA dues, including whether liens need to be renewed annually and the implications for collecting back dues
 - c. BOD will finalize the list of restrictions and enforcement actions for non-paying members, ensuring it is enforceable
13. Architecture Committee:
- a. John Zimmerman and Paul Easley will be Advisors to the Architecture Committee
 - b. Paul and John will develop a checklist of required items for the Architectural Committee to use; training can be provided if necessary

14. Condition of Guard Tower:

- a. Tower is in decent shape for now

15. Members Input

a. France:

- i. reports a stop sign down
- ii. Likes the For Sale signs to stay on houses
- iii. Suggests posters of for sale homes at the guard shack, etc -maybe on the website

b. Lupe:

- i. Likes the ideas of pictures of properties for sale - maybe at La Vaquita
- ii. Was on the ARC until a year ago and she has a background in development, architecture and engineering so the ARC has not been without that sort of expertise for very long
- iii. Informed the board that they have the right to add board members to any committee - no permission needed
- iv. Would like a dog park to be considered
- v. Mid-Year vote would cost thousand(s), not hundreds of \$ because of attorney and recording fees
- vi. Finds it insulting that the guard bathroom issue continues
 - 1. Thinks the offending guard(s) should be fired
 - 2. If we do put a porta-potty at the guard tower would like it to have a permanent structure surrounding it
 - 3. Does not want a porta-potty at the front gate, thinks the pool bathrooms are close enough

16. Meeting Adjourned