

# RIOS BUENA VISTA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS OPEN SESSION MINUTES

January 15, 2011

9:00am

Golf Course Club House  
Needles, CA

- A. **Establishment of quorum:** It was determined that a quorum of the Board was present. Alan Baker, Ron Ridenour, and Mark Bantle were present. Dave Morse and Dennis Chance were unable to attend. Management was represented by Judith Stalder.
- B. **Call Meeting to Order:** The meeting was called to order at 9:01am.
- C. **Report of Executive Session:** There was no Executive Session scheduled.
- D. **Homeowner open comments:** Seven (7) homeowners were present. No specific comments were made.
- E. **Board Education:** The Board reviewed the new FHA guidelines. No specific comments were made.
- F. **Committee Reports:** Upon a motion made and seconded the following members were appointed to committees.
1. **Rules:** Georgia and Jennifer
  2. **ARC:** Earl, Scott, Patty, and Jennifer
  3. **Social:** Patty and Susan
  4. **Landscaping:** Boyce and Allen
- G. **Administrative Issues:**
1. **Approval of Minutes:** Upon a motion made and seconded the Board approved the minutes of the October 17, 2010 meeting as presented.
  2. **Homes in Escrow:** Management reported that there are no open escrows at this time.
  3. **Walk through Reports:** Management provided the Board with a walk through report. There were no comments.
- H. **Financial Issues:**
1. **Review of Bank Statements:** There were no questions or concerns about the reconciled financial statements previously emailed to the Board.
  2. **Homeowner list:** The Board reviewed the current homeowner list without comment.
  3. **Aging Report:** The Board reviewed the current aging report without comment.
  4. **Assessment Collection Contract:** Upon a motion made and seconded the Board approved the Assessment Recovery Contract from Morning View Associates, LLC for assessment recovery matters.
  5. **Collection issues:**
    - a. **Account 040-002-01:** Upon a motion made and seconded the Board approved a small claims action for this account.

- b. Account 040-003-01: Upon a motion made and seconded the Board approved the lien process for this account.
- c. Account 040-006-01: Upon a motion made and seconded the Board approved the lien process for this account.
- d. Account 040-024-01: Upon a motion made and seconded the Board approved the lien process for this account.
- e. Account 040-029-01: Upon a motion made and seconded the Board approved reversing a charge of \$800 as there is no evidence of a hearing before the fine was levied against the account.
- f. Account 040-030-01: Upon a motion made and seconded the Board approved reversing a charge of \$1100 as there is no evidence of a hearing before the fine was levied against the account.
- g. Account 040-031-01: Upon a motion made and seconded the Board approved the lien process for this account.
- h. Account 040-040-01: Upon a motion made and seconded the Board approved the lien process for this account.
- i. Account 040-042-01: Upon a motion made and seconded the Board approved reversing a charge of \$500 as there is no evidence of a hearing before the fine was levied against the account.
- j. Account 040-053-01: Upon a motion made and seconded the Board approved the lien process for this account.
- k. Account 040-054-01: Upon a motion made and seconded the Board approved reversing a charge of \$300 as there is no evidence of a hearing before the fine was levied against the account.
- l. Account 040-058-01: Upon a motion made and seconded the Board approved reversing a charge of \$100 as there is no evidence of a hearing before the fine was levied against the account.
- m. Account 040-069-01: Upon a motion made and seconded the Board approved the lien process for this account.
- n. Account 040-076-01: Upon a motion made and seconded the Board approved the lien process for this account.
- o. Account 040-103-01: Upon a motion made and seconded the Board approved the offered payment plan for this account. If the homeowner misses a payment a hearing is to be scheduled.
- p. Account 040-118-01: Upon a motion made and seconded the Board approved reversing a charge of \$1000 as there is no evidence of a hearing before the fine was levied against the account.

Upon a motion made and seconded the Board approved the lien process for this account.

q. **Account 040-125-01: Upon a motion made and seconded the Board approved the lien process for this account.**

6. **Reserve Study:** There was a discussion about the reserve study. No action was taken at this meeting.

I. **Correspondence:** There were no questions or concerns not already voiced about correspondence previously emailed to the Board.

J. **Architectural Processing:** There was a brief discussion about the ARC process. The Board confirmed that the ARC guidelines require three, five gallon plants per front yard.

**K. Landscape Issues:**

1. **Malibu lights: Upon a motion made and seconded the Board approved electrical work NTE \$5000.00 throughout the community.**

2. **Landscape work:** There was a discussion about a landscaper for the HOA. Management will continue to look for a licensed vendor for the job.

3. **Rocks at Pool:** The Board asked for a bid to refresh the ¾" red rock around the pool.

**L. Property Maintenance Issues:**

1. **Termite Inspection:** Each unit is responsible for their own termite inspection.

2. **Slurry sealing:** The last slurry sealing of the streets was done in 2005-2006.

3. **Sewer Issues:** Mark gave the Board a brief over-view of the meeting with Dexter Wilson concerning the sewer problems. No further action was taken.

4. **Pool Issues:**

a. **Virginia Graeme Baker Act:** The paperwork for this required action has not been completed. Management continues to work with The Pool Store to solve the problem.

b. **Pool Maintenance:** Management continues to work with The Pool Store to solve the problem.

c. **Pool Lights:** Management continues to work with The Pool Store to solve the problem.

d. **Spa Motor: Upon a motion made and seconded the Board ratified the expense of \$344.08 to re-build one spa motor.**

5. **Towing Contract:** No action was taken on this matter.

**M. Old Business:**

1. **Policy Documents:** The Board reviewed all comments submitted on the below policies. The following actions were taken.

a. **ADR/IDR: Upon a motion made and seconded this policy was approved as submitted.**

b. **Lien Rights: Upon a motion made and seconded this policy was approved as submitted.**

- c. **Elections:** Upon a motion made and seconded this policy was approved as submitted.
- d. **Rules and Regulations:** Management is to recommend changes at the next meeting.
- e. **Rules Violation Enforcement:** Upon a motion made and seconded this policy was approved as submitted.

- 2. **Small claims action against C&D Fence:** There was a brief discussion about this. Management will be ready to file the small claims suit at the next meeting.

**N. New Business:**

- 1. **Dog Feces:** There was a discussion about dog feces at the last meeting. Members are encouraged to turn in Violation Report forms so this issue can be corrected. Violators will be brought to a hearing.
- 2. **Pool Access Gates:** Management reported that only one access gate is required by law.
- 3. **Handicap Access at Pool:** There was a discussion about ADA requirements throughout the community. The Board was given an article on this matter.
- 4. **Inspector of Elections:** Upon a motion made and seconded the Board appointed MVA as Inspector of Elections for up-coming ballot measures.
- 5. **Governing document change:** Upon a made and seconded the Board approved a ballot measure with the following language for changes to the governing documents of Rio Buena Vista HOA. The Board was informed that 80 ballots would constitute a quorum and that at least 65 homes would need to vote for this language to be added.

*Occupy or use a Lot or permit any part of a lot to be occupied or used for any purpose other than as a single family private residence. Nothing in this Declaration shall prevent an Owner from leasing or renting out his or her Lot provided that is in not for a period of less than 60 days and is subject to the governing documents.*

- 6. **Gate:** This matter was tabled to a later date.
- 7. **Website:** The Board asked that the website be transferred into the HOAs name.

**O. Date of Next Meeting:** The date and time of the next meeting will be set at a later date.

**P. Adjournment:** The meeting adjourned at 12:33 by unanimous consent.