

RIO BUENA VISTA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS OPEN SESSION MINUTES

March 25, 2012

9:00am

Pool area

Rio Buena Vista

Telephone conference center call in information:

1-888-557-8511

Access code: 4999919

- A. Establishment of quorum:** It was determined that a quorum of the Board was present. Mark Bantle, Allen Lyon, Rick Medina, and John Harrington were present. Alan Baker was present via teleconference. Management was represented by Judith Stalder.
- B. Call Meeting to Order:** The meeting was called to order at 9:10am.
- C. Report of Executive Session:** It was reported that there is no Executive Session scheduled for this meeting at this time. There was an Executive Session to discuss negotiations of a contract and a possible legal matter since the last meeting of the Board.
- D. Homeowner open comments:** A homeowner open comment session was held. Matters were presented that could be presented to the Board for action at a later meeting.
- E. Special Presentations:** There were no special presentations scheduled at this meeting.
- F. Board Education:** There was no formal Board education with this agenda.
- G. Committee Reports:**
- 1. ARC:** No report was given. Board informed that Jennifer Lyon resigned from committee.
 - 2. Rules:** No report was given. Board informed that Jennifer Lyon resigned from committee.
 - 3. Landscape:** No formal report was given Board was informed that Jennifer Lyon resigned from the committee. Allen reported that several plants have been lost due to problems with irrigation system. There is still tar between the Shutt and King units.
- H. Administrative Issues:**
- 1. Approval of Minutes:** Upon a motion by Allen that was seconded by John the minutes of the February meetings were approved as submitted.
 - 2. Homes in Escrow:** Management reported that there is one open escrow account. Several short sales are pending.
 - 3. Walk through Reports:** No walk through report was included in this package.
- I. Financial Issues:**
- 1. Review of Bank Statements:** The Board reviewed the reconciled February bank statements. Allen asked that bills be sent to Board. No comments will be made.
 - 2. 2012 Profit and loss to date:** The Board reviewed the 2012 profit and loss report without comment.
 - 3. 2012 Balance sheet to date:** The Board reviewed the 2012 balance sheet without comment.

4. **Homeowner list:** The Board reviewed the current member list without comment on the list. They did ask that all property searched be completed before the account is presented for collection activity.
5. **Aging Report:** The Board reviewed the current aging report without comment.
6. **Collection issues:** All collection items approved at the last meeting are in process. Two new items are included for review.

a. **Account 040-002-03:** Upon a motion made and seconded the Board did not approve reversing all collection fees accrued on this account. They feel that the members should have been aware of the HOA when purchasing the home.

b. **Account 040-068-01:** Upon a motion made and seconded the Board approved reversing all late fees except letter fees and approved a \$100 payment plan to bring account current.

7. **Annual Review:** Management reported that this is underway now.

J. Correspondence: The Board reviewed the emails noted in homeowner open comments.

K. Architectural Processing: There have been no requests for ARC processing this reporting period.

L. Landscape Issues:

1. **Landscape bid:** Upon a motion made and seconded the Board approved the bid from Redhawk Engineering to complete landscaping for a maximum of three (3) hours a week to include sweeping the sand and gravel each week. They asked that the contract be started as soon as possible.
2. **Rocks at Pool:** It was noted that this was previously approved and will be completed as soon as possible.

M. Property Maintenance Issues:

1. **Sewer Issues:** Upon a motion made and seconded the Board approved the bid from Redhawk Engineering to install a flushing system for a possible fix to the sewer gases.
2. **Electrical work:** Management reported that this is now complete.
3. **Pool Issues:**
 - a. **Pool Maintenance:** Upon a motion made and seconded the bid from Optimum Pool Services for special maintenance services was approved.
 - b. **Pool Lights:** Tom has been asked to be sure to check the lights and timers at the pool at least once a week. He indicated that he would be sure to do that. They are checking them about once a month now.
 - c. **Pool gate:** There was a discussion about the phone lines at the pool house. Frontier will need to repair the line. No action was taken nor direction given to management.
4. **Fence Maintenance:** The Board asked that Andy be asked for a bid to paint the pool fence.

N. Old Business:

1. **Small claims action against C&D Construction:** The Board reviewed the paperwork for the small claims action. They asked that an alternative method of delivery be used to serve this company with the request for payment.
2. **Towing Contract:** The towing company has been asked to be sure to complete sweeps through the community late Friday evening and late Saturday evening.
3. **Bathroom door locks:** Richard has indicated that he will be able to help with this matter.
4. **Lift station:** There was a discussion about making sure that Rio Buena Vista is the only one using the lift station.
5. **ARC recommended changes:** This matter is on hold.
6. **Gate:** This issue is on hold.
7. **Website:** No concerns were noted.
8. **Newsletter:** I will work on this after this meeting.
9. **Road/sewer Maintenance agreement with non-HOA homes within RBV:** Management is working on this issue.
10. **Submission of the lease application to State Lands Commission:** There was an in-depth discussion about this process. Members were once again given the floor to voice their concerns

O. New Business: There was no new business discussed at this meeting.

P. Date of Next Meeting: The date and time of the next meeting is to be set via Doodle.com.

Q. Adjournment: The meeting adjourned by unanimous consent at 11:27am.