

RIO BUENA VISTA HOMEOWNER'S ASSOCIATION INC.
2014 ANNUAL MEETING MINUTES
APRIL 12TH, 2014

The meeting was called to order by the President Allen Lyon at approximately 9:10 A.M. Quorum was established.

In attendance were Board Members Allen Lyon, Mark Bantle, Boyce Godsey, and Jeanine Davies. The Community Association Manager Amy Telnes was in attendance. General Members were asked to sign in and that list is on file at the Community Association Manager's office.

The Board review the 1-11-2014 Meeting Minutes.

Action: Upon Motion Made and Seconded, the 1-11-2014 Meeting Minutes were unanimously approved.

The Board reviewed the 3-31-2014 Financial Statements and reviewed a short list of delinquent accounts.

Action: Upon Motion Made and Seconded, the 3-31-2014 Financial Statements were unanimously approved.

The election results were announced, and in a very close race, **Scott Morgan was elected** by a margin of 1 vote. The Board thanked Ronnie Ridenour for running.

OLD BUSINESS:

A sewer system improvement bid from Phillips Excavating was reviewed. Boyce Godsey contacted this local contractor who was involved in the original installation. The bid was to install 2 sewer clean outs on Marina Drive near lots 43 & 45. There was discussion on the bid notes regarding optional engineering. A second bid received from The Redhawk Group was reviewed and compared. The bid from The Redhawk Group was higher in price.

Action: Upon Motion Made and Seconded, the Board unanimously approved the bid from Phillips to install 2 sewer clean outs near lots 43 & 45, excluding engineering, for a cost of \$6400.00.

The Manager reported to the Board that the sewer system was supposed to be cleaned last week but the pump truck broke down. It has been rescheduled in 2 weeks. At that time sewer sanitizers will be installed along Beach Drive in the manholes to help with odor.

The Board discussed that the sewer repairs needed a long Beach Drive are much more extensive and expensive. More investigation and research is needed to figure out exactly what will fix the problems. The Board discussed the possibility of a special of assessment vote in the future to address corrections.

The Board discussed concerns that Members are not getting all the information the Board would like to them to have. Currently Meeting Minutes are posted on the website, and each Member has to go to the site to read them. Amy Telnes agreed to include mailing the Meetings in her existing contract fee at no extra cost to make sure this information gets out there to the owners.

There were discussions about purchasing the sewer lift station pump. The Board agreed to purchase a spare pump at the last Board Meeting to have on hand if the existing sewer pump fails. Amy Telnes reported that she had consulted with Robert with the City of Needles to make sure we get the correct pump. Funds should be available soon to purchase this in the order of priorities the Board set at the January Board Meeting.

The Board asked the Manager if Southwest Gas had provided any more information on what they have planned for the Community. Amy Telnes reported she had made many calls of inquiry, but no one seems to know what the plan is yet.

The Board discussed the concerns raised by Owners regarding Rental Units. Allen Lyon asked the Manager to monitor rental sights and contact Owners advertising their rentals to remind them of the Association's rental requirements. As a continued reminder:

RENTAL & LEASE REQUIREMENTS

Because of the inherent liability of Rio Buena Vista to the Colorado River and Needles Golf Course, all homeowners who rent their unit for any length of time shall be required to carry liability insurance of at least 1 million dollars, with the Rio Buena Vista HOA listed as additional insured on all policies. When tenants will be using the unit the management company of record shall be informed of those tenants no later than 3 days prior to the arrival of those tenants. Owners shall fill out the Rental Information Worksheet and have the Owner and Tenant sign that they have read, understand, and will adhere to the Rules of the Rio Buena Vista HOA.

The State Land Lease has been approved and in the process of being finalized by the State of California. An Owner questioned the legality of this lease. The Board and the Manager spent time trying to determine what exactly the Owner found not legal. Leasing versus annexation was briefly discussed. Nothing concrete could be determined at the meeting, and the Owner stated he would forward additional documents to the Manager to review. The Board stated they would look into all that was provided by this Owner.

New rock around the pool area had been installed and the Board was satisfied with the work. Those in attendance at the meeting in the pool area commented how nice it looked. The Board questioned why the pool equipment area was not rocked and why it was full of weeds. The Manager was asked to check with the pool service company to see if rocking it would be a problem, and if not, get that area done.

The Manager reported that the Pool & Spa Area will be closed June 2nd through the 13th to repair the pool service to correct a county violation, and to repair the decking, and to install a pebble - tek surface to the spa. This will be an inconvenience to the occupants in June, but it must be done, and the contractor will do their best to finish earlier than scheduled. The county provided an inspection report, which the Board reviewed. The Board stressed to the Manager

that the pool contractor correct these steps in compliance with all laws and codes, and to get more than one bid if that is possible.

NEW BUSINESS:

Yard violations were discussed. The Manager reported that a large majority of owners are correcting yard violations very quickly after they receive their notices. At present, only 2 Owners ignored the first notice. A hearing will be set on these 2 in the near future so the Board can levy fines and corrective action. The Manager asked the Board if silver foil type window coverings and films warrant a hearing and/or fine and the answer was yes. The Manager informed the Board of a home with several BBQ's stored in the front yard on a regular basis. It was determined by the Board that this does not look good, and the occupant should be made to store all the BBQ's in the garage when not in use. It was discussed that this particular home has no front landscaping which is another violation. The Board determined this yard must install landscaping per the Architectural Guidelines.

Jenn Lyon gave an Architectural Committee report. Two attached Owners had submitted a new paint color not on the approved color list. This denial was discussed briefly, and the Board instructed the Manager to inform the Owners of their right to a hearing to appeal before the Board. There are several garage doors in the community that have painted their garage doors the same color of their home. This is fine and does not require Architectural Committee approval. You can also paint your garage door to match your existing trim color or repaint it the exact color it currently is without Architectural Committee approval. Anything else requires Architectural Committee approval. A semi-gloss should be used on garage doors. Attached homes do not always have to be the same color garage door as their neighbor. You can also paint your garage door the same color as your existing trim color without Architectural Committee.

A reimbursement request was submitted by Allen Lyon for notary fees and delivery fees in connection with the execution of the State Land Lease.

Action: Upon Motion Made and Seconded, the reimbursement request was unanimously approved.

The Board reviewed proofs for a new entry way sign. The choice was between an earth tone colored sign and a red, white, and blue sign. The Board stated their desire to stay with the original red, white, and blue color theme. The Board wanted it stated on the sign that there was no public parking.

Action: Upon Motion Made and Seconded, the Board unanimously approved a new entry sign in red, white, and blue colors, that is made of a durable metal material, and states no public parking.

Boyce Godsey reported that the landscapers repaired the pool area lighting, but some of the lights shine on the back side of the trees. All lights should shine on the front of the trees and showcase each tree. The Manager was asked to speak with the landscaper about this. Boyce Godsey brought pictures of new LED lighting in the pool area he proposed. Buying extra lights so we have immediate replacements when needed in the future was discussed.

Action: Upon Motion Made and Seconded, the Board unanimously approved the purchase of 12 new light fixtures for the pool area.

The Board discussed purchasing Malibu lights and wiring to have on hand to be able to add and replace as needed. This is for the entrance area and around the outside of the pool gate. Jeanine Davies expressed concerns about spending money on this at this date.

Action: Upon Motion Made and Seconded, the Board voted to purchase 24 Malibu Lights and 100 ft. of wiring at an approx. cost of \$800.00. Vote was 4-1 in favor of the purchase.

New beach area signage was discussed. The Board wants to make sure all our signs comply with California laws. Owners in attendance wanted to see signs to enforce the leash laws and alcohol use on the beach. The Manager was instructed to look into installing new signs. The Manager reported that the Association's insurance company requested pictures of all beach signage before quoting the policy, and the signs were found to be satisfactory by the insurance company.

The Meeting was adjourned at approx. 11:30 A.M.

REMINDER: THE NEXT BOARD MEETINGS ARE SCHEDULED FOR:

July 19th, 2014 - in the pool area - 9:00 A.M

October 11th, 2014 - in the pool area - 9:00 A.M.

REMINDER OF POOL AREA CLOSURE:

The Pool & Spa Area will be closed June 2nd through the 13th to repair the pool service to correct a county violation, and to repair the decking, and to install a pebble - tek surface to the spa.

Signed this 19 day of July, 2014

By: [Signature]

Name and Title: Sutt Morgan