

**RIO BUENA VISTA
BOARD MEETING MINUTES
July 19th, 2014**

The meeting was called to order at 9:00 A.M. and a quorum of the Board was established. In attendance were Board Members Allen Lyon, Boyce Godsey, Jeanine Davies, Scott Morgan, and Mark Bantle.

The Board reviewed the 4-12-2014 Meeting Minutes.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 4-12-2014 Meeting Minutes.

The Board reviewed the 6-30-2014 Financial Statements.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 6-30-2014 Financial Statements as presented.

The Board reviewed the 2013 Year End Review Report & Tax Returns. The Association hired Michael Burger, CPA in Needles this year. The Manager reported he did a thorough job.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 2013 Year End Review and the 2013 Tax Returns.

The Board reviewed the delinquent account summary provided. One account that had been delinquent for a very long time had just closed escrow and the Association's Attorney was to ensure \$6000 was paid to the Association. The law firm has a policy to hold onto the money for brief period of time and then it is supposed to be paid to the Association. One account is on a payment plan and making regular monthly payments as agreed. There was no further information on delinquency problems to report.

OLD BUSINESS:

The Manager reported that Phillips Construction had completed installing the clean outs on Marina Drive and the sewer and road patch work appears to be satisfactory. Since road patches were being discussed, Mark Bantle stated the new road patch on Marina that SW Gas just did was unsatisfactory. The Manager said she would contact SW Gas and inquire about a remedy.

The Manager reported that the 275 lb Sewer Lift Station Pump the Board asked to be purchased and shipped to Allen Lyon could not be shipped there. It has to be shipped to Arizona to get the contractor pricing. The Board and Manager discussed the impracticality of shipping it to the Manager's office in Arizona because it could not be lifted and transported by the Manager in the case of an emergency. It was decided it must be stored in Needles. The Manager was asked to check with the gate contractor we use to see if he could receive the pump at his Arizona shop and help lift and transport the pump to Needles. Mark Bantle agreed to store the pump for the Association in his offsite storage unit nearby the Community.

The Board viewed the recent repairs to the pool area. The spa was re-surfaced, the decking was repaired, cracks were repaired in the pool, the tile was cleaned, and both the pool and spa have fresh water. The Manager reported that she had applied for a permit for the new spa surface, but San Bernardino returned the application and permit fee stating it was not needed. The difficulty of finding California licensed pool contractors was discussed.

The Pool Area Lighting and Entry Way Lighting was discussed. The Manager had contacted a local electrician to bid installing the lights. He needed more information about the lights to bid because a metal plate is needed. The Manager will provide him with the information he needs.

Beach Signage was discussed. The Board reviewed an email from Randy Collins with the California State Lands Commission. It was stated in the email that the lease does not require the HOA to place particular signage, but it does allow signs that discourage or restrict public use of the beach or access. The Board discussed possible signs that would benefit the community.

Action: Upon Motion Made and Seconded, the Board Unanimously decided that the Board should place some sort signs on the leased land. The Board will work together by email to develop signs that will benefit and protect the Association.

The Board reviewed the Architectural Committee Appointments. Volunteering were Jenn Lyon, Cindy Tittle, and Scott Poole.

Upon Motion Made and Seconded, Jenn Lyon, Cindy Tittle, and Scott Poole were all appointed to the Architectural Committee, and Jenn Lyon was appointed the chairperson.

NEW BUSINESS:

The Board asked the Manager was asked to have SW Gas return to see if the permanent patch they recently installed on Marina could be done a little better.

The Board asked the Architectural Committee Chair to bring the draft copy of the Architectural Guidelines to the next meeting.

The Board asked that it be put in the Minutes to alert the Community that there was a recent burglary in the Community. Entry was not forced. Please be reminded that you should always lock your doors and windows when you leave your home, and keep vehicles locked up when not in use. Call 9-1-1 to report suspicious activity at the time you observe it.

Due to Board Member scheduling conflicts, the next Board Meeting date will be changed to **SUNDAY OCTOBER 19TH, 2014 at 9:00 A.M.** in the **RIO BUENA VISTA POOL AREA.**

The meeting adjourned at 10:25 A.M.

Signed this 19 day of October, 2014

By: [Signature]

Title: Secretary