

Rio Buena Vista Homeowner's Association Inc.
Board Meeting Minutes
October 19th, 2014

The meeting was called to order at 9:05 A.M. by the President Allen Lyon. Quorum was verified with all five Board Members in attendance. Board Members present were Allen Lyon, Boyce Godsey, Scott Morgan, Jeanine Davies, and Mark Bantle. The Community Association Manager Amy Telnes was in attendance. General Members were asked to sign an attendance sheet which will be kept on file.

The Board reviewed the 7-19-2014 Board Meeting Minutes.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 7-19-2014 Meeting Minutes as written.

The Board reviewed the Financial Statements through 9-30-2014. The Manager informed the Board that the State Lands Commission had submitted a bill for extra staff time to finalize the Association's lease which will be paid this month.

Action: Upon Motion Made and Seconded, the Board unanimously approved the Financial Statements through 9-30-2014 as presented.

The Board reviewed the Proposed 2015 Budget. Boyce Godsey stated the sewer smell is getting worse and the mains that need to be replaced will have to be addressed in the future. The costs to replace the sewer mains will be very large. Boyce requested this issue continue to be discussed by the Board, and that the Board spread community awareness. At some point in the future a plan to fund a sewer main project will have to be developed. Boyce asked that those in attendance talk to their neighbors about the need to replace the sewer mains. It was reported that the Malibu lights in entrance keep going out. The purchase of new Malibu lights was approved at the 4-12-2014 Board Meeting. Boyce stated he has a supplier he will get pricing from and work with the Manager to get the lights purchased and installed. The Board- looked at the condition of the pool plaster and reviewed a bid to re-plaster the pool. The Manager reported that earlier this year the Health Dept. wrote a violation notice for plaster cracking. The cracks were repaired in June, but more have appeared the patches are visible. The Board and Manager discussed the difficulty in finding a California licensed, bonded, and fully insured pool plastering contractor. The Manager will try to find more bids if possible.

Action: Upon Motion Made and Seconded, the Board Unanimously approved the Budget.

The Board discussed 4 delinquent accounts without revealing the Owner's names or addresses to those in attendance. The Manager recommended that the first property discussed have a lien filed against it. The Manager reported the second property was making payments as promised and catching up. The Manager reported the third property was delinquent due to a landscaping fine levied back in June of 2013. The Owners had taken care of the violation a long time ago and have kept their yard up nicely ever since. The Owners paid half of the fine and requested the Board write off half of the fine. The Manager recommended the Board make this compromise since the yard issues were resolved and the Owner's already paid half the fine in good faith. The fourth delinquency is an Owner that reported they filed Chapter 7 Bankruptcy and are reorganizing. The only outstanding month is September. October was paid. The Association has no choice but to wait for the reorganization and hope that September is paid during the process.

Action: Upon Motion Made and Seconded, the Board unanimously authorized the filing of the lien and the removal of one half of the landscaping fine per the Manager's recommendations and per the confidential list of delinquencies provided by the Manager.

The Board reviewed 2 beach area signs proposed by Boyce Godsey.

Action: Upon Motion Made and Seconded, the Board unanimously agreed to purchase a quantity of 6 signs of the "Sign Number 1" proof. Furthermore, the Board unanimously agreed to put signs on the top of the stairs at each beach on each end of the Community. Boyce Godsey will order the signs.

Jeanine Davies explained to those in attendance that the Board had received a complaint earlier in the year that several homes had been painted unapproved colors on the stucco and trim. Jeanine explained that although the Board appreciates responsible Owners that do take the time and have the pride to paint their homes when needed, the Board has a responsibility to see that only approved colors are used. Jeanine spoke with several owners who are in violation and spent a lot of time to help figure out how to bring these Owners into compliance, and help the Board enforce the use of only approved colors. Blanket amnesty on these homes was discussed, but the risk in losing control of the uniformity and the risks that unapproved colors would be copied were too great. The only solution is to make everyone use the same approved colors. Jeanine found that the Sherwin Williams in Bullhead created the Rio Buena Vista color formulas. Jeanine found that other Sherwin Williams paint stores do not have the colors on file. Jeanine obtained all the color formulas and the colors will be distributed to the Members and posted on the website. The Bullhead City Sherwin Williams told Jeanine the colors are filed under Diamond R, and that they offer Rio Buena Vista residents a discount. Jeanine made up samples of colors she would like to add to the approved color list and shared with the Board. Many in attendance voiced they did not like the new stucco colors Jeanine presented. There were many objections to the reds and orange trim colors used. It was discussed that many homes need to be repainted as their stucco is fading and blotched. Many of the wood corbels and wood trim is faded. Many of the wood corbels are missing. The Board instructed the Manager to send a courtesy notice to the Owners of

these homes over the next month so people can start much needed maintenance on their homes before the Community becomes dilapidated.

Action: Jeanine Davies made a motion to (1) introduce a 4th stucco color that is lighter to the approved color list (2) keep all the existing approved trim colors as is, and (3) to give amnesty those that have already painted their trim colors an unapproved color. There was a Second. The vote was 2-3. Therefore, a 4th stucco color will NOT be added to the approved color list and all homes that are currently painted unapproved colors will be issued violation notices and will be expected to correct the violation by painting the homes and trim with approved colors.

Jeanine Davies made a second motion to not change any colors but offer amnesty to those that already have the wrong colors. The motion did not receive a 2nd, and the motion did not carry forward.

The Board thanked Jeanine for all her time and effort on this issue.

Action: Upon Motion Made and Seconded, the Board unanimously authorized the Manager to reimburse Jeanine Davies for her paint and supplies expenses incurred.

The Board reviewed an insurance quote to increase the liability umbrella coverage from 5 million to 10 million. Boyce Godsey made a motion to purchase the excess insurance. The motion did not receive a 2nd, and the motion did not carry forward. Boyce Godsey requested it be written in the minutes that he is very concerned with the existing liability limits and believes the limit should be raised to 10 million to properly protect the Association.

The Manager reported the 2014 Reserve Study is in progress. The cost quoted was \$1899.00 to complete the study this year since it requires a site visit. Next year a lower level update to the study is all this required and it will only cost \$300.00.

The Board and Manager discussed the gas line replacement project currently being undertaken by Southwest Gas. At this date, everything seems to be going smooth and the Manager had received no complaints. The Manager presented the asphalt patch detail supplied by Southwest Gas. The Board reviewed the patch and agreed to accept the patches.

The Manager reported that the Bi-Yearly sewer cleaning had taken place last week. It may be that the cleaning caused the excessive foul order reported during the process. The Board instructed the Manager to purchase more deodorizers for the manholes and the lift station as it is believed this does help control the odor.

The Board discussed the distribution of the Year End Disclosure Packages. Last year the Board volunteered to hand deliver packets to those Owners they could make contact with in the Community over the Thanksgiving holiday week-end to save postage expenses. This was very time consuming for the volunteers. The Board instructed the Manager to mail the packages this year.

The Board opened the floor to Owners who wanted to speak regarding the 2 dock applications near the Community beach at the far end of the Community. The two owners who want to install docks addressed the Board. The dock contractor was present and addressed the Board and answered questions. Concerns raised were regarding fishing access on the point, and that the current may make it difficult to avoid the dock to reach the beach. There were concerns raised that the docks may make it difficult for swimmers and people floating down river to the beach. The Owners requesting the docks stated that they worked 1.5 years to develop docks that would not adversely affect the Community beach and that the Army Core of Engineers and the California State Lands Commission did not find the docks would adversely affect the Community Beach. The Owners requesting the docks stated their docks would help free up space on the Community beach because their boats are normally parked on the beach and if their docks are installed, it will eliminate their need to use the beach and free up space for others. General Members Michael Shutt and Ron Decoettes asked that it be stated in the Minutes that they approve of the docks. Board Member Boyce Godsey stated he approved of the docks. Boyce Godsey also stated he was concerned that if these 2 docks are not allowed on the rip rap near the community beach, it will jeopardize any future chance of a community dock on the rip rap near the community beach for community use. Board Member Mark Bantle disclosed that he currently has a dock application in with State. Board Member Jeanine Davies stated that she personally has no issue with the docks, but as a Board Member she would like an opportunity to hear from more Members of the Community before casting a Board vote for or against the docks. Allen Lyon made a motion to table this discussion for the January meeting. The motion did not receive a 2nd, and the motion did not carry forward.

Action: Upon Motion Made and Seconded, the Board voted 3-2 to not voice an opinion either for or against the 2 dock application requests.

Action: Upon Motion Made and Seconded, the Board adjourned the Board Meeting at 12:13 P.M.

Signed this 23 date of JANUARY, 2015

By,  _____
Scott Morgan, Secretary