

**RIO BUENA VISTA  
BOARD MEETING MINUTES  
JANUARY 3RD, 2015**

The meeting was called to order at 9:10 P.M. The President Allen Lyon opened the meeting by stating the Association's finances are looking much better and the improvements are documented in the 2014 Reserve Study. Allen provided a summary of the Reserve Study and explained the importance that the Board understand the study. Allen asked that the Board Members review the prior year Reserve Studies to help develop ideas and put together plans to address the underfunding. This item will be placed on the agenda for the April Annual Meeting.

All 5 Board Members were present; Allen Lyon, Boyce Godsey, Scott Morgan, Jeanine Davies, and Mark Bantle. The Community Association Manager Amy Telnes was present. General Members in attendance were asked to sign in on an attendance list provided which will be kept on file with these minutes.

The Board reviewed the 10-19-2014 Meeting Minutes.

**Action: Upon Motion Made and Seconded, the Board unanimously approved the Minutes.**

The Board reviewed the Financial Statements through 11-30-2014.

**Action: Upon Motion Made and Seconded, the Board unanimously approved the Financial Statements.**

**OLD BUSINESS:**

The Manager informed the Board that a contractor had been hired to complete miscellaneous repairs in the pool area. The roof tile had been restored, a new door was put on the hot water tank, and the volleyball net had been repaired, but the net is sagging. The Manager stated the contractor is having trouble with the electrical and had not installed the new landscaping lights. The excuses have been going on too long, and the Manager will be hiring another contractor to get the lights working. The shade cover in the pool area needs to be repaired. The Board asked that the wood roof be replaced with 2 x 3 boards.

The Manager updated the Board on all the exterior home courtesy and violation notices that went out. Many homes have been taken care of. A member from the floor asked why all the garage doors had to be repainted. The Board explained that the multicolor and uneven panels look bad. The Board discussed picking an off-white color as a standard color for the garage doors.

**Action: Jeanine Davies made a motion that the Sherwin Williams color "Chopsticks" be a standard color for garage doors in addition to the stucco color and the trim color. Furthermore, those that have painted their garage door the closest existing color already will be accepted. Mark Bantle Seconded the Motion. Vote 5-0.**

The Architectural Chair Jenn Lyon asked the Board what the standard deck color should be. Not all homes have decks or porches and they are built with different materials. It was decided there could be no standard, and anyone wanting to change the exterior color of their deck or porch should submit their request to the Architectural Committee to review prior to making a color change.

The gas line contractor is wrapping up the job, but it is not finished yet. General Members in attendance reported a broken cement service cover, construction debris left on a vacant lot, and paint left on the roads and in yards. The Board asked the Manager to ask the contractor to clean up and repair these items.

**NEW BUSINESS:**

The Board reviewed the landscaping and sewer contracts after receiving notice that the General Contractor The Redhawk Group, with whom both contractors were with will not be renewing their California contractor's license. The Manager presented a contract to go directly with the landscaper. The price is 1/3 what the Association had been paying by running this contract through the General Contractor. The landscaper does not have a California license, but the scope of work which is cleaning, trimming, and minor irrigation repairs does not require a license. The landscaper's insurance company provided a letter that stated the liability insurance and workers injury insurance is valid in California. There was a brief discussion about the if the sewer cleaning required a license or not. The Board and the Manager will investigate this. This area is very hard to find quality California licensed contractors. The Board asks Members with licenses in particular trades to notify the Manager of this so that if work is needed in the future we can meet the California contractor requirements and keep the work within the Association.

**Action: Upon Motion Made and Seconded, the Board voted unanimously to contract directly with the landscaper provided the landscaping scope of work and services provided do not require a license.**

The Board opened the floor to Members who wished to state an opinion for or against the dock applications near the Community Beach. The Board listened to both sides. John Tesoriero and his dock contractor answered questions.

**Action: Upon Motion Made and Seconded, the Board Unanimously decided to not take a position for or against the dock applications near the Community Beach.**

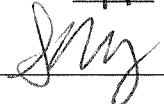
The Board and the Manager viewed the ladder in the pool that was rusting, and the handrail that was crooked. The Manager was instructed to get bids on these items and providing the bids are reasonable, get these items replaced when the new pool surface is installed in the next 2 weeks.

The Board and the Manager discussed the lack of lighting in the entrance. The Manager was instructed to have the landscaper install 8 of the LED Malibu lights we have stored.

The Annual Meeting Date was set for April 11th, 2015 at 9:00 A.M. in the pool area. Two Board Member seats will be open. All Members are eligible to run. Requests for nominations will go out with the February invoices.

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

Signed this 11 day of APRIL, 2015

By: 

Print Name: Scott Morgan

Title: SECRETARY