

**Rio Buena Vista H.O.A.
Annual Meeting Minutes
April 11th, 2015**

The meeting was called to order at 9:00 A.M. Present were Board Members Allen Lyon, Boyce Godsey, Scott Morgan, Jeanine Davies, Mark Bantle, and the Community Association Manager Amy Telnes. General Members were asked to sign their name on an attendance sheet which will be kept on file with these minutes.

Quorum was verified by those present and those voting by absentee ballot.

The Board reviewed the 1-3-2015 Board Meeting Minutes.

Action: Upon Motion Made and Seconded, the 1-3-2015 Minutes were unanimously approved.

The Board reviewed the Financial Statements through 2-28-2015.

Action: Upon Motion Made and Seconded, the 2-28-2015 Financial Statements were unanimously approved.

The Board Reviewed the 2014 Year End Report and Tax Returns prepared by the Association's CPA.

Action: Upon Motion Made and Seconded, the 2014 Year End Report and Tax Returns were unanimously approved.

The Manager provided a report on the status of the lots in violation for home repairs and yard maintenance. She reported that many owners have painted and made improvements. Most people are taking action once they received their notice. There is still a small amount of people that have not taken care of their homes or they painted with unapproved colors. A few owners have requested extensions that should all end this month. The Board will hold hearings on 4-28-2015 at 7:00 P.M. on the remaining homes in violation that have not responded or requested an extension. The hearing will be by phone and owners affected will be notified by certified mail. A home located at 1183 Marina had installed stone veneer to the exterior without approval of the Architectural Committee. Once notified of the violation, the owner submitted an application with neighbor approvals and brought the request before the Board. The Board would like to see stone veneer addressed in the Architectural Guidelines so it can be an option for others. The Manager was instructed to place a review of the Architectural Guidelines on the agenda for the July meeting.

Action: Upon Motion Made and Seconded, the stone veneer installed at 1183 Marina was unanimously approved.

REMEMBER ALL EXTERIOR ADDITIONS, CHANGES, AND MODIFICATIONS REQUIRE PRE-APPROVAL FROM THE ARCHITECTURAL COMMITTEE. VISIT THE ASSOCIATION'S WEBSITE AT www.riobuenavista.org FOR MORE INFORMATION AND TO GET APPLICATION FORMS.

The 2015 Board Election Results were announced. Re-elected to the Board were Jeanine Davies and Allen Lyon. The votes were close between all 3 candidates. **A BIG THANK YOU goes out to Matt Hinderliter for running this year and volunteering to help to the Community.**

Allen Lyon explained that the sewer lift station pumps failed last month which resulted in an emergency repair to one of the pumps and required one pump to be replaced. The Association did have a brand new pump on standby, so the downtime was minimal. The pump that went bad can be either rebuilt or replaced. Bob's Electric Motors looked at the pump and provided a bid to rebuild the pump for \$2628.52, and to replace the pump for \$6639.25. The Board discussed that there was also an electrical failure in the station and would like to place the overflow indication light on a separate circuit breaker. Right now the only indicator we have that

the sewer lift station is having a failure is a red light. Installing an alarm system of some sort to email or text the Manager or the Board was discussed. The Manager has spoken to the pump repair contractor and they told her that the system is non sophisticated enough for that. Our only option at this time is to install a horn or a buzzer type alarm. The Manager reported that she has set up a twice year inspection of the lift station pumps with Short Enterprises that will cost \$120 per inspection.

PLEASE WATCH FOR THE RED LIGHT INDICATING TROUBLE AND REPORT TO MANAGEMENT RIGHT AWAY IF YOU EVER SEE THE RED LIGHT LIT IN THE COMMUNITY ENTRANCE LIFT STATION. THE MANAGER'S TELEPHONE NUMBER IS LOCATED ON THE ENTRANCE SIGN AND IN THE POOL AREA.

Action: Upon Motion Made and Seconded, the Board voted unanimously to rebuild the pump. The Manager was instructed to have an electrician put the pumps on separate circuit breakers.

The Board reviewed several bids from different contractors to make necessary repairs in the common area. The front entrance monument needs repair and repainting. The shade structure in the pool area needs repair and repainting. The rusting and faded rod iron pool perimeter fence needs repainting. The Board discussed that the shade structure really needs a new roof, but there are not funds for that right now. It was decided that the best we can do is reattached and repair what is there for now. That should get us by and make it look better for a few years. The Board is concerned that the monument will be damaged again because the outer shell is just thin stucco. The Board would like to see a much nicer entrance monument be erected in the future, but for now, since funds are limited it was decided that we should just fix what we have. Boyce Godsey offered to work on a concept for a new entrance monument to plan for in future years. We just had 2 water line breaks in the street, the pool resurfaced, and the above mentioned sewer pump repairs, so the Board needs to be careful with what is left in the general fund. Out of all the bids, Bob Oronoz Painting provided the best value for all 3 jobs. The Board instructed the Manager to make sure that the shade structure poles are properly caulked and that a semi-gloss paint is used.

Action: Upon Motion Made and Seconded the Board voted unanimously to hire Bob Oronoz Painting to complete these 3 projects.

Complaints about street parking and improper boat parking were heard. Everyone needs to be aware and make their guests aware that the Association owns the roads and can and will tow if necessary.
The Board asked that people obey the parking rules and be considerate to your neighbors.


The meeting was adjourned at 10:00 A.M.

The Board held a brief meeting to assign officer positions.

Action: Upon Motion Made and Seconded, the following Officer positions were assigned, and the President and the Treasurer shall be signers on the General Checking and the Reserve Account. The Manager Amy Telnes shall remain as a signer on the General Checking Account.

President.....Jeanine Davies
Vice President.....Boyce Godsey
Secretary.....Scott Morgan
Treasurer.....Allen Lyon
Director.....Mark Bantle

Signed this 25 day of July, 2015

By: 
Scott Morgan, Secretary