

**RIO BUENA VISTA H.O.A.
BOARD MEETING MINUTES
JULY 25TH, 2015**

The meeting was called to order by the President Jeanine Davies at 9:05 A.M. In attendance were Board Members Jeanine Davies, Boyce Godsey, Allen Lyon, Scott Morgan, Mark Bantle, the Community Association Manager Amy Telnes, General Members Larry Long, Bob Krajewski, Jenn Lyon, and Jennifer Bantle.

The Board reviewed the 4-11-2015 Meeting Minutes.

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

The Board reviewed the Financial Statements through 6-30-2015.

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

The Manager reported that we've been dealing with 2 large delinquencies over the past year. One of the delinquent owners has paid his balance in full, and the 2nd owner is making sizable payments and should have his balance cleared up within the next 2 months. Unfortunately, there is a new delinquent account of concern and the Board will discuss the particulars that include personal information in the closed meeting directly after this Board Meeting.

The Manager informed the Board that the collection Attorney charges a retainer of \$125 per quarter. This covers the preliminary research and advice on a delinquent owner. When a letter or other action occurs there are additional charges that are added to the delinquent owner's account. As we clear up these delinquencies, the Board will need to decide in the future if we they want to keep the Attorney on retainer or not.

OLD BUSINESS:

The Board held hearings on a few homes that have been in violation for some time in hopes of clearing up the issues:

1) There are 2 homes that had non-standard wood colors and very short wood corbels that do not look uniform with the rest of the homes in the community. Both owners have now painted their wood the correct colors, but the non-standard short corbels remain. The owner of 1192 Beach was in attendance and addressed the Board. He stated that many years ago the wood corbels fell down and he contacted the Developer to repair them. The repair that the developer made is what is there today. The Manager informed the Board that the owner of 1186 Beach stated the same thing to her during a previous telephone call. Board Members Allen Lyon and Scott Morgan were concerned that others may view these home and think it is alright to shorten the corbels as an acceptable repair which will compound the non-uniformity problem in the community. Allen Lyon stated that he and many others in the Community had to properly correct their wood corbels. Right now every owner is supposed to replace these corbels with "like kind", and any deviations require Architectural Committee approval beforehand. There are different sizes in the community but all the other homes are within a few inches and do look uniform. Board Member Jeanine Davies stated she did not think the short corbels look that much different and would like to see these 2 homes grandfathered in somehow since the Developer made these corrections for these owners and the owners did correct the color. Owner Larry Long stated he didn't want any problems with the Association and will do what the Board asks, but he would like the Board to allow his home to stay as is since the Developer made these corrections many years ago and the corrections have just recently become an issue.

Action: Jeanine Davies made a motion to grandfather these 2 homes and direct the Board to specify a standard corbel size in the Architectural Guidelines. Mark Bantle 2nd. Vote was 2-2, with Jeanine

Davies and Mark Bantle voting for and Allen Lyon and Scott Morgan voting against. Boyce Godsey abstained from voting because the didn't like the wording of the motion. THE MOTION DID NOT PASS.

Action: Allen Lyon Made a Motion to change the Architectural Guidelines to read all corbels must be 6-12 in length the from surface of the stucco, and that everyone has 6 months to correct. Scott Morgan 2nd. There was discussion how to enforce this and that if other complaints are received the Board or the Manager will have to go out and measure corbels. Boyce Godsey recommended this issue be tabled for the October meeting so that everyone can have more time to think through what the best solution should be. The Board unanimously agreed to table any action on these 2 homes with non-standard size corbels until the October meeting. THE MOTION DID NOT PASS.

2) The Board reviewed photos and discussed the home at 1115 Marina with faded wood on the home. The owner was first notified in February of this violation and had asked for a time extension that has since passed. The Manager has sent several notices, and the final hearing notices was sent certified mail with confirmation of receipt returned. Board Member Jeanine Davies did not think the wood was that bad. The other Board Members pointed out that the owner acknowledged it needed to be done by asking for the extension, and that the owner did not dispute the violation notice at any time. There was discussion of an appropriate fine amount.

Action: Upon Motion Made and Seconded, it was decided by a vote of 4-1 that the owner of 1115 Marina will be issued a \$200.00 fine per month, beginning on the 25th of August until the wood is properly painted and the violation is resolved.

3) The Board reviewed photos and discussed the home at 1160 Beach with faded wood on home. The owner was first notified in February of this violation and had asked for a time extension that has since passed. The Manager has sent several notices, provided names and numbers of local painters, and the final hearing notices was sent certified mail with confirmation of receipt returned. There was discussion of an appropriate fine amount. It was pointed out that this home may have other violations in addition to the wood trim, and the Manager was instructed by the Board to re-inspect the home.

Action: Upon Motion Made and Seconded, it was decided by a vote of 4-1 that the owner of 1160 Beach will be issued a \$200.00 fine per month, beginning on the 25th of August until the wood is properly painted and the violation is resolved.

4) The Board reviewed photos and discussed the home at 1102 Beach that has a scratched front wood pole that needs to be repaired and/or repainted. The owner was sent a final notice of this hearing by certified mail with confirmation of receipt returned. The Board Members discussed this is simple fix and the owner just needs to paint the pole to correct the violation.

Action: Upon Motion Made and Seconded, it was decided by a vote of 4-1 that the owner of 1102 Beach will be issued a \$200.00 fine per month, beginning on the 25th of August until the wood pole is properly painted and the violation is resolved.

NEW BUSINESS:

The Manager reported that the bank change from Wells Fargo to Chase Bank is complete.

The Manager informed the Board that the master insurance policy for the Association will renew on August 22, 2015. The Manager provided quotes from Farmers and State Farm for review. The Manager is waiting for a 3rd quote from a 3rd agent. There is time to receive more quotes and review the quotes to find the best value policy for the Association.

Action: President Jeanine Davies stated that due to time constraints, the Board will need to meet by telephone prior to August 22nd after properly reviewing all quotes to vote on a policy in time for the renewal.

The Board reviewed a revised lease for the State land that is community area. There was an error in the property description on the original lease. All 5 Board Members reviewed the changes and agreed it was a simple correction.

Action: All 5 Board Members approved the change.

Board Meeting frequency was reviewed and all agreed the quarterly meetings are working out fine. With the option of the phone meetings for emergencies and to finalize matters discussed in the open meetings, all believed the Board can take care of the necessary business without changing the meeting schedule.

Jenn Lyon has put in a lot of work into revising the Architectural Guidelines as the Committee Chair. She has put together a plant list. She has corrected a lot of the grammar in the Guidelines. She has reviewed other Association's Guidelines for possible changes. With adding the stone veneer, corbels sizes, and other items, help is needed. The CC&R's only allow for 3 Architectural Committee Members which is not enough. Owners can help with revising the Architectural Guidelines without being on the Committee as long as all proposed changes first go through the Committee and then to the Board before they become effective. **If any Owner is willing to help by reading through the Guidelines, writing up changes, and then submitting them to Jenn Lyon for review, please contact Jenn Lyon at: jenn_lyon@me.com. We need community help!**

During the open item discussion, unsafe golf cart driving was discussed. It just so happened that Sheriff Deputy Nick Corona was driving through the community on a routine patrol at the time. The Board stopped the Deputy and asked that he let us know what community issues his department could help us with. Deputy Corona stated the Sheriff **WILL** respond to golf cart reckless driving complaints and golf cart accident reports without a signed complaint. **Noise complaints and other neighbor disputes will only be responded to if the person making the call is willing to sign a complaint.** If you are not willing to sign a complaint, then they will not respond. Concerns regarding retaliation were discussed and the Deputy stated that is the procedure to properly deal with these situations. The Manager stated people are going to have to start calling the Sheriff and signing complaints when required to get control over these issues. If they don't, this behavior may continue.

Board Member Jeanine Davies asked the Manager to place going over the general rules and the golf cart rules on the agenda for the October meeting so that those concerned can attend the meeting and address the Board and bring forth ideas for possible changes needed.

Boyce Godsey stated that people are driving in the sandy common area where the volleyball net is and sand is being tracked out into the roadway. The Board would like to remind everyone that golf carts, ATV's, and vehicles cannot drive or park in the sand in that area.

With no further business, the meeting was adjourned at 10:20 A.M.

Signed this 2 day of January, 2016

By: SM
Scott Morgan, Secretary