

**Rio Buena Vista HOA
Board Meeting Minutes
October 10th, 2015**

The Meeting was called to order at 8:00 A.M. by the President Jeanine Davies. Roll call was taken and there was a quorum of the Board with all 5 Board Members present; Jeanine Davies, Allen Lyon, Boyce Godsey, Mark Bantle, and Scott Morgan. The Community Association Manager Amy Telnes was present. General Members were asked to sign their name on an attendance sheet that will be kept on file with these Minutes.

The Board reviewed the 7-25-2015 Board Meeting Minutes. Mark Bantle asked that a sentence be removed regarding a statement he did not make.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 7-25-2015 Board Meeting Minutes with the correction requested.

The Board reviewed the Financial Statements through 9-30-2015. Treasurer Allen Lyon pointed out that the Reserve was built up this year to a total of \$72,474.22. The Manager stated she should be able to put a minimum of \$5000 more into Reserves before the year ends. The projects we completed this year to resurface the pool, paint the exterior of the bathrooms, paint the shade structure, and paint the front entrance monument were completed with funds pulled from the general checking account, and we did not pull anything out of the Reserves so far this year. The Board intends to keep building the Reserves for future road and utility maintenance.

Action: Upon Motion Made and Seconded, the Board unanimously approved the Financial Statements as presented through 9-30-2015.

The Manager presented a Board Action Recommendation Sheet from the Attorney dated 10-7-2015 that included status reports on 3 delinquent accounts. The Manager reported that 2 payment plans from 2 delinquent owners referred to as Collection Account Number 1 and Collection Account Number 2 are nearing their completion and almost paid off. The Attorney recommended the Board file a lien on Collection Account Number 3. There is a trustee sale pending on this property.

Action: Upon Motion Made and Seconded, the Board Unanimously approved a lien be filed on Collection Account Number 3 listed on the Board Action Recommendation Sheet dated 10-7-2015.

The Board reviewed the proposed 2016 Budget. With no special projects planned, the Board believes this Budget will cover the basic expenses and build up the Reserve account. The Manager stated we continue to shop the insurance each year and find savings each year. State Farm provided a policy this year that will save us approx. \$1000 in 2016. The landscaping contract cost was cut in half in 2015 while maintaining the same level of service which will carry over into savings in 2016.

Action: Upon Motion Made and Seconded, the Board unanimously approved the 2016 Budget.

OLD BUSINESS:

The Board discussed a request from the owner of 1219 Marina Drive to restore his grass that was removed from the front entrance area many years ago by a prior Board. The Board reviewed the history of what happened and the restoration costs. The Board would like to see a drawing and create an agreement that upon restoration the owner will provide water and maintenance at his expense. The Association's utilities cannot be disturbed, and the project must be completed in a reasonable amount of time.

Action: Upon Motion Made and Seconded, by a Vote of 4-1, the Board voted to restore the grass in the front entrance area per the owner's request provided the owner signs a maintenance agreement, the owner agrees to not disturb the Association's utilities, and the owner agrees to complete the project within 6 months of the Association's acceptance date. The Board must be allowed to pre-approve a drawing of the proposed work. The Board will inform the owner that this agreement shall be null and void if the restoration is not completed within 6 months of the Association's acceptance date.

In response to golf cart and noise complaints at the 7-25-2015 Board Meeting, the Board distributed notice that we would be discussing the General Rules & Golf Cart Rules at this meeting and owner input is needed. We had very little feedback. There were owners in attendance that discussed possible changes to the Golf Cart Rules. The Manager reiterated that the Sheriff will respond to Golf Cart reckless driving complaints and people need to start making that call to the Sheriff if they really want to stop this behavior. Board Member Scott Morgan recommended that if you observe children driving Golf Carts recklessly that you have a conversation with their parents. The Manager reminded the Board that we can hire a Security Company to come in on the busy week-ends, but that is an added expense that owners will have to pay for. The Sheriff will respond for free, and once word gets out that the Sheriff is handling these issues in the form citations, behavior will most likely improve overall. The Board would like to form a new Rules Committee to go over the existing Rules and recommend changes to the Board. **If you are interested and able to volunteer some time to be on the Rules Committee to help create better rules and enforcement options, please contact the Community Association Manager Amy Telnes by email at: amytelnes@frontiernet.net**

The Board reviewed a letter from an owner regarding the Rentals Rules. The owner had concerns regarding the behavior of renters in a particular home. The Manager was instructed to send a courtesy letter to the owner of the rental home and a letter to the owner who sent the letter acknowledging receipt.

The Association Manager reported there was no new response from the Needles City Manager regarding the Board's request to investigate the feasibility and cost of a Benefit Assessment for the City of Needles to take over the water and sewer system within Rio Buena Vista. Our last communication from the City Manager occurred on Sept. 8th, 2015 and we were told the finance and engineering departments were reviewing the request.

NEW BUSINESS:

The Association was recently notified of property taxes owed from 2007 on Lot 39. It stems from a time when Lot 39 & Lot 40 were one lot prior to a split. At this point it appears that both the Association and the owner of Lot 40 are jointly responsible for the back taxes. The Manager is trying to get the Assessor's office to prepare a separation of value so each owner can pay their share of the back taxes. Board Member Boyce Godsey requested the Lot 40 owner provide a copy of their title report to see if their portion of the taxes may have been collected and not credited properly. The HOA's portion of land was given to the HOA by the developer so it only received a courtesy recording from the title agency. Board Member Jeanine did some research and found the tax sale is set for May of 2016 so there is some time to properly research this, however, the penalties will increase after November 30th, 2015.

The next Board Meeting was set for January 2nd, 2016 at 9:00 A.M. at the Rio Buena Vista pool. If the weather is bad we will move the meeting to a nearby garage.

Board Member Allen Lyon stated that he did not think the lift station in the entrance was cleaned or at least not cleaned well after the cleaning. The smell is bad in the entrance. The Manager was instructed to contact the cleaner and inquire about this. The Manager stated she ordered cherry smelling deodorizers this time and the cleaner said he would place them in the manholes that need them along with the lift station. Allen Lyon received a cost estimate from one of our owners who works for an underground utility company based on union labor rates to replace the sewer line along Beach Drive from the Community Beach to the pool for \$109,000.00. This bid was for informational purposes only. It was not specific to the Rio Buena Vista property and it's intent was to provide the Board with a rough idea of what that line replace would cost if the City is unable to come up with a plan to take over the lines. The cost estimate did not include road repairs.

An owner asked if the Board was going to take any action on the street patches from the gas company. The Board responded that the only patch of concern is at the mail boxes on Marina Drive. The gas company had previously committed to repairing this patch better, however, they believed that at some point they would need to get back into it and that is why they only did a temporary patch. The Manager was instructed to follow up on the status of a permanent repair in that area.

With no further business, the Board Meeting was adjourned at 9:40 A.M.

Signed this 2nd day of January, 2016

By: 
Scott Morgan, Secretary