

Rio Buena Vista HOA  
Board Meeting  
January 2, 2016

The Board Meeting was called to order by the President Jeanine Davies. Quorum was verified with the roll call; Board Members attending in person were Jeanine Davies, Allen Lyon, and Scott Morgan. Board Member Mark Bantle attend by phone. The Community Association Manager was present. General Members were asked to sign an attendance sheet which will be kept on file with these minutes.

The Board reviewed the October 10<sup>th</sup>, 2015 Board Meeting Minutes.

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

The Board reviewed the Financial Statements through 11-30-2015.

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

**OLD BUSINESS:**

Home Owner Doug Wutschke attended the meeting to discuss the front entrance landscaping. Mr. Wutschke and Board agreed that the contractor doing the work will receive a joint check for the initial deposit. The contractor will provide a better drawing of the work being completed, and the contractor will provide the Association with an insurance certificate that lists the Association as additional insured. All agreed to the terms stated on the agreement.

The Board asked what response the President's Letter dated 12-1-2015 requesting community involvement and volunteers. The Manager reported not one person volunteered or submitted their name to help in a particular expertise. General Member Anne Wutschke asked why volunteers are needed. Allen Lyon explained that Architectural Committee Members are need to help review home plans and revisions. There were golf cart complaints over the Summer and owners to review the Rules and enforcement are needed. The Manager stated over the Summer security concerns were raised, and a committee to organize a security plan or neighborhood watch program would be helpful. Scott Morgan pointed out there is little we can all do besides talking to one another. The Manager stated owners willing to serve on a security committee could provide education and information about reporting crimes to the Sheriff and set up meetings with the Sheriff's Dept. to discuss issues in the Community.

Jeanine Davies reported that the Board met with the City Manager back in June to discuss the possibility of the City taking over the water and sewer lines in Rio Buena Vista. Jeanine informed everyone that the next step is for the City Manager to request that the City Council authorize a Risk Benefit Analysis. This is on the agenda for January 12<sup>th</sup>, 2016 Council Meeting.

The Manager explained she has been working on trying to resolve the recently surfaced tax bill from 2007 for Lots 39 & 40. The Assessor refuses to do a separation of value. Board Member Boyce Godsey has been working with the owners of Lot 40. The tax bill appears to belong to Lot 40, but the common area Lot 39 appears to be tied to this bill since Lot 40 received 15 feet of Lot 39 at the time the tax was levied, but not yet due. The title report revealed the taxes for Lot 40 during this time period were not paid in escrow. The taxes for Lot 39 appear to be paid in full. The Manager submitted a request for the taxes and penalties to be removed since the Association was just notified of this bill this past September. The principle portion of the tax bill is approx. \$500, and the total bill at this date is approx. \$1900. To minimize the risk of losing Lot 39 in a tax sale, the Board would like the Manager to pay the bill if it can be reduced to \$500 and then bill the owners of Lot 40 their pro-rata share. Mark Bantle asked if we could take this matter to tax court to see if they will get rid of the tax or agree to separate the tax fairly between the 2 lots. The Manager stated she would call and see if that can happen.

The Board discussed the issue of the 2 homes that have shortened wood corbels that do not match and are not uniform with the rest of the homes. The explanation for the shorted corbel is that they were falling out and the developer cut off the corbels as a repair. The Board discussed that if the developer performed the repairs or authorized the repairs while

the developer was in charge of the Association there may be little we can do. The Board would like to see all corbels as close to the same size as possible so all the homes have uniformity.

**Action: Upon Motion Made and Seconded the Board unanimously grandfathered in the diameter and length of all existing corbels. Furthermore, all future corbel replacements must be pre-approved by the Architectural Committee to insure future corbel replacements maintain uniformity throughout the Community.**

The Board held hearings on 4 lots in violation:

1189 Marina Drive - loose wood corbels and faded wood trim. The Manager reported the owners had called to request an extension but when the Manager attempted to return the call she did not reach the owners.

**Action: Board voted unanimously to send a 45-day final demand and assess a \$100 per month fine until corrected. 45 days will allow a little extra time since the owners did attempt to arrange an extension.**

1160 Beach Drive – faded stucco & peeling deck paint. The Manager has sent several notices, pictures, and emails to get these violations taken care of the. The Manger has provided contacts for painters.

**Action: Board voted unanimously to send a 30-day final demand and assess a \$100 per month fine until corrected.**

1179 Marina Drive - Weeds.

**Action: Board voted unanimously to send a 30-day final demand and assess a \$100 per month fine until corrected.**

1115 Marina Drive – Dead tree & thin gravel

**Action: Board voted unanimously to send a 30-day final demand and assess a \$100 per month fine until corrected.**

#### **NEW BUSINESS:**

The Board reviewed a new home plan for Lot 82 – 1224 Beach Drive. The Board was provided with a plot land that was acceptable. The Board was not provided with elevations of the 4 sides. The Board was not provided with anything that showed corbels will be added to match the existing homes. The Board was not provided with permits or any confirmation of City or County approval. The owner submitting the plan was called during the meeting and answered questions.

**Action: Jeannine Davies made a motion to give conditional approval to the owner of Lot 82 providing elevations/drawings of all 4 sides of the home and garage are provided that contain corbels that are of like kind and size of the home neighboring this lot. Mark Bantle seconded. Vote 5-0. Jeanine Davies stated further that a landscaping plan must be submitted and approved prior to beginning any landscaping work, and copies of all permits must be supplied to the Board.**

The Board set the Annual Meeting on Sunday April 10<sup>th</sup>, 2016 at 9:00 A.M. in the Rio Buena Vista Community Pool Area.

With no further business, the Board Meeting was adjourned at 11:35 A.M.

Signed this 10<sup>th</sup> day of April, 2016

By:   
Scott Morgan, Secretary