

**RIO BUENA VISTA H.O.A.**  
**ANNUAL MEETING MINUTES**  
**4/10/2016**

The meeting was called to order at 9:07 A.M. Due to rain, the meeting was moved to the Needles Golf Course restaurant. In attendance were Board Members Boyce Godsey, Allen Lyon, Scott Morgan, Mark Bantle, General Members Cima Johnson, Marianne Godsey, and the Community Association Manager Amy Telnes.

The Board made a last call for Board Election Ballots. **Re-elected to the Board were Boyce Godsey and Mark Bantle.**

The January 2<sup>nd</sup>, 2016 Board Meeting Minutes were reviewed.

**Action: Upon motion made and seconded, the Minutes were unanimously approved.**

The Financial Statements through 3-31-2016 were reviewed.

**Action: Upon motion made and seconded, the Financial Statements were unanimously approved.**

The Board reviewed the delinquency report provided by the Association's Attorney. An owner submitted an offer to pay \$1000.00 of the \$3000.00 owed in delinquent assessments to complete a short sale of the home. The Board would prefer the buyer or the real estate agents come up with the extra \$2000.00. The Rio Buena Vista owners that do pay each month should not have to absorb the shortfall from someone that didn't pay. The Board discussed that \$2000.00 should be able to be paid by one of the benefitting individuals, and the Association should not have to lose this income.

**Action: Upon motion made and seconded, the Board unanimously agreed to not accept the offer.**

The pumps in the sewer lift station stopped working 2 weeks ago. It was after hours and a call to the City of Needles generated help. They were able to get one of the pumps working quickly to avoid sewer seeping out the manholes onto the street. **REMINDER: IF YOU SEE THE RED LIGHT ON IN THE ENTRANCE THAT MEANS THE PUMPS ARE NOT WORKING AND WE HAVE AN EMERGENCY SITUATION. YOU SHOULD NOTIFY THE MANAGER IMMEDIATELY. THE MANAGER'S CELL PHONE NUMBER IS POSTED ON THE FRONT ENTRANCE SIGN AND IN THE POOL AREA.** The Manager stated concerns that the Association may not have the resources or the expertise to properly take care of the sewer system. Other than the City, no one local can respond in these after hour emergencies. She suggested a consultant be hired to take care of the system or negotiate a maintenance and emergency service agreement with the City. The Manager recommended further that an Attorney look at the situation the Association is in and offer suggestions. The Manager had a free consultation with Attorney Beth Mulcahy and she proposed charging a flat fee of \$1000.00 to review all the information and provide recommendations. Board Member Allen Lyon stated that 2 other Attorneys have already reviewed our situation and they reported there are not any options other than we need to take care of this system the best we can ourselves and hope the City will step in at some point and take it over. The City does appear to be moving forward with the feasibility study and engineering reports. The Manager was told that a city engineer was in the community this past week investigating. The Board asked the Manager to keep searching for emergency services and see if maintenance contract that includes emergency service can be negotiated with the companies from Kingman that clean and repair the system currently. The company that maintains the City of Needles sewer treatment plant would like to be able to provide service to Rio Buena Vista in the future, but cannot right now because it may be a conflict of interest with their City contract. This company is actually who responded on behalf of the City and helped us out 2 weeks ago. Board Member Allen Lyon recommended that a gift basket that does not exceed \$200.00 in cost be delivered to the treatment plant as a thank you for helping us out. The rest of the Board agreed with this gesture of thanks.

The Manager reported that her free consultation with Attorney Beth Mulcahy also included an inquiry about help with delinquent accounts and shared a fee schedule with the Board. Ms. Mulcahy is a Phoenix based firm with California licensed Attorneys on staff. They do not charge a retainer and their fees for collection services are much less and more reasonable than the Attorney the Association is currently using. The Manager stated she has not been satisfied with the current law firm as they move very slow, and it is not a good deal to have to pay a quarterly retainer when we are not using their services. The Manager believes Ms. Mulcahy will provide better service for less money, and recommended the Board switch firms and try her out. We can always go back to the other law firm or find another law firm if this does not work out.

**Action: Upon motion made and seconded, the Board unanimously decided to move all future collection accounts to the Mulcahy Law Firm.**

**OLD BUSINESS:**

The Manager reported that there were responses to Jeanine Davies' second request for volunteers. Thank you to **Kristen Ryan, Jack Converse, Mike Hilgert, and Mike Betz** who all responded with their contact info and offers to help. **Cima Johnson** in attendance at the meeting also offered to help.

**NEW BUSINESS:**

It was announced that Jenn Lyon resigned as the chairperson of the Architectural Committee. Jenn has donated countless hours of her time on this Committee for several years. Jenn will continue to administer the website. The Board will now oversee the Architectural Committee. Board Member Mark Bantle will chair the Architectural Committee and handle all future requests.

The Board reviewed the final home and landscaping plan for Lot 82 – 1224 Beach Drive.

**Action: Upon motion made and seconded, the Board unanimously approved the plans.**

The annual pool & spa cleaning will take place April 18th – April 22<sup>nd</sup>. Board Member Allen Lyon reminded the Manager that this should be done in February when people are not using the pool.

Board Member Boyce Godsey reported that people are driving through and parking in the sand in the volleyball area. This is ruining the area and making a mess with sand on the street. The Manager was instructed to get a price to bring boulders in to block vehicles from this area.

The Board discussed meeting more often. **Meeting dates were set as follows:**

**June 25<sup>th</sup>, 2016**

**September 3<sup>rd</sup>, 2016**

**November 5th, 2016**

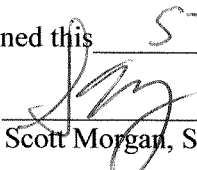
**All meetings will be held in the Rio Buena Vista Pool Area and start at 9:00 A.M.**

The Board asked the Manager to be more diligent on the yard and home violations. Those that had hearings in January still not in compliant are being fined each month. Everyone not in compliance will have a hearing set for the June meeting.

The Board reviewed a quote the Manager obtained from Extreme Iron for a new aluminum lid for the sewer lift station. The Board asked the Manager to obtain a second bid from A-1 Well Service for comparison.

With no further business, the Annual Meeting was adjourned at 10:30 A.M.

Signed this 5<sup>th</sup> day of November, 2016

By:   
Scott Morgan, Secretary