

**Rio Buena Vista H.O.A.
Board Meeting Minutes
September 3rd, 2016**

The meeting was called to order at 9:04 A.M. by the President Jeanine Davies. In attendance were Board Members Jeanine Davies, Allen Lyon, Boyce Godsey, Mark Bantle, Scott Morgan, and the Community Association Manager Amy Telnes. General Members present were asked to sign their name on an attendance sheet which will be kept on file with these minutes.

The Board reviewed the June 25th, 2016 Board Meeting Minutes.

Action: Upon motion made and seconded, the June 25th, 2016 Board Meeting Minutes were unanimously approved as written.

The Board reviewed the Financial Statements through July 31st, 2016.

Action: Upon motion made and seconded, the Financial Statements through July 31st, 2016 were unanimously approved as presented.

The Board held 2 hearings for property violations.

1) At 1197 Marina Drive the violations include dead landscaping, missing gravel, weeds, debris, broken path lights, and missing corbels. The owner requested the Board grant a 10-day extension. The Board discussed granting the extension, but only for the 10 days, and after that a fine shall occur.

Action: Upon motion made and seconded, the Board voted 4-1 to grant the 10-day extension and levy a \$500.00 per month fine after 10 days if the violations are not taken care of.

2) At 1160 Beach violation notices requiring the stucco and deck be painted were ignored for many months and the Board levied fines at prior hearings. The owner had the home and deck painted recently and requested all the fines be removed.

Action: Upon motion made and seconded, the Board voted unanimously to leave the fines in place and collected from the owner.

Jeanine Davies reported that a Feasibility Study was completed by the City of Needles after we had asked the City take over the water and sewer systems at Rio Buena Vista. The City conducted the study and the Association paid \$3000.00 for it. The Board felt that was money well spent since we know of existing problems with the sewer system. The Engineers report recommended the City not take over the lines for various reasons. However, everyone realizes the City has the expertise and the resources to maintain the systems. If we can come to an agreement the City would develop a special tax district where each property could stretch the cost of this over several years through property taxes. The advantages are that the City will take over the system, owners are not hit with the cost right away, and the stick built homes not in the Association will have to pay. The cost is for the repairs to the sewer system the City will require before they accept ownership. The repairs needed are substantial. The current lift station being used is inadequate, and there are flat areas in the main lines. Jeanine Davies stated she talked to Rick Daniels, City of Needles City Manager earlier in the week. He was not prepared to discuss the report at that time because he had not had an opportunity to read it. She is working on a meeting with him next week. If put out to vote, the Special District will go through as long as

51% don't vote no, and a majority of those voting, vote in favor of it. The Board discussed inconsistencies in the report, and that the cost of new roads was included which was not asked for. The Board prefers to retain ownership of the roads to make sure they are maintained. The Board discussed a letter to owners notifying them of the Feasibility Report and inviting owners to attend the next Board Meeting to get informed on our issues with the water and sewer systems.

Action: Upon motion made and seconded the Board unanimously agreed that the President send a letter to the owners notifying them of the Feasibility Report and inviting owners to attend a Special Board Meeting to discuss options regarding the water and sewer lines on November 5th at the Needles Marina.

The Manager updated the Board on an issue where a side sewer line was not completely plumbed to the home at 1140 Beach. This issue started when the owner noticed sewer backing up in his home. The plumber the owner called was unable to resolve the problem. The Manager assisted by calling Colorado Plumbing. They came out and dug up the line, found the problem, and repaired it. This left a large hole in the street. The Manager paid Colorado Plumbing with Association funds and began researching the CC&R's to see if the owner should be billed. The Board reviewed the CC&R's which states on page 12 that each owner shall maintain all plumbing located within a lot or that services his or her lot. This maintenance shall be at the owner's expense because the repair was on a line that services that lot. This issue appeared to be a construction defect. The Board and the owner must follow the CC&R's. The Manager obtained a bid for \$2750.00 to fix the street from Arizona Pipeline who works in the area. Everyone agreed that was a very high price and the Manager will see if she can obtain a lower bid to present to the lot owner for payment.

Action: Upon motion made and seconded the Board unanimously agreed that the lot owner will be billed for the sewer repair and that the owner will be billed for the street patch after the Manager attempts to get better pricing.

It was reported to the Board that large groups of people have been recently observed in the pool area after hours. The identities were not known, and the location of the homes they were staying in were not known by the people reporting observing this. The only solution is for the observers to call the Sheriff at the time of the observations. The Sheriff will get them out of there for us, and a report may reveal the names of the people involved so the Association can take action. Without involving the Sheriff and without a Sheriff's report, there is absolutely nothing the Association can do after the fact when identities of these people are unknown. The Sheriff can be reached for non-emergencies at (760) 326-9200, and if you have an emergency, or that number is not answered, call 9-1-1. The Board discussed installing a deadbolt lock on the gate and hiring a security guard in the summer to lock up the pool area at 11PM and open up the pool area at 6AM. The scan cards do not work after hours, but it appears that these groups that get in afterhours have one person climb the fence and then open the gate from the inside to let the rest of the group in. The presence of a security guard may make a difference, and the deadbolt will deter large groups from entering after hours. The Manager will obtain bids and bring back to the November meeting so the Board can consider adding these items in the 2017 Budget. The Manager reported she ordered the Reserve Study to be done as required by law. The water and sewer lines have never been included in the Study because it was not known the Association owned the lines until recently. With the new developments, the Manager asked the Board if the water and sewer lines should be included in the next Reserve Study.

Action: Upon motion made and seconded the Board voted unanimously to add the water and sewer lines to the Reserve Study.

The Board reviewed the master insurance policy purchased at the renewal period in August. The Manager shopped the policy with State Farm, Farmers, and 2 independent agencies able quote from multiple carries. The result was a large cost savings. We were able to save approx. \$2200 by switching to Granite for the property coverage and Liberty Mutual for the D&O.

Action: Upon motion made and seconded the Board unanimously ratified the decision to purchase the Granite and Liberty Mutual master insurance policies.

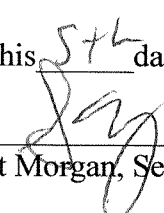
The Board reviewed a quote to add additional coverage on the umbrella liability coverage for \$350.00 and add a worker's compensation policy that will cover volunteers for \$502.00.

Action: Upon motion made and seconded, the Board voted unanimously to add the additional umbrella coverage and the worker's compensation policy for a total of \$852.00.

It was reported to the Board that some rental homes are a problem. No specific dates or information was provided. Complaints involving rental homes must be in writing and contain the address of the home, state what the disturbance or issue was that occurred, and state the dates the disturbances or issue took place. With that information, the Manager can get a hold of the home owner and take appropriate action. The Manager reported that many owners complied this summer with providing rental registration forms on their short term tenants. The Manager reported that she received positive responses from the owners that she's had to contact in the past about their renters. The Board discussed that the ability to rent short term is set forth in the CC&R's and it would require an affirmative vote of 67% of the owners to change the CC&R's. It was requested that the Board consider sending an amendment prohibiting short term rentals out to a vote.

With no further business, the meeting was adjourned.

Signed this 5th day of November, 2016

By: 
Scott Morgan, Secretary

Important Notices:

A Special Board Meeting will be held November 5th, 2016 at 9:00 A.M. at the Needles Marina Board Room located at 100 Marina Drive, to discuss options regarding the water and sewer lines. There will be a Regular Board Meeting held directly after.

The Annual Pool & Spa Draining and Cleaning is scheduled for February 6th – February 10th. The Pool & Spa area will be closed during that time.