

**Rio Buena Vista
Board Meeting Minutes
November 5th, 2016**

The Board Meeting was called to order at 10:22 A.M. In attendance were Board Members Jeanine Davies, Mark Bantle, Boyce Godsey, Scott Morgan, Allen Lyon, 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.

GENERAL BUSINESS:

The Board reviewed the September 3rd, 2016 Board Meeting Minutes.

Action: Upon motion made and seconded, the Board unanimously approved the Minutes as written.

The Board reviewed the October 31st, 2016 Financial Statements.

Action: Upon motion made and seconded, the Board unanimously approved the Financial Statements as presented.

OLD BUSINESS:

The Board reviewed the sewer service line repair and street patch costs at 1140 Beach Drive. At the last Board Meeting, the Board voted that the owner of the property was responsible for his sewer service line repairs. The owner of the property appealed that decision because this was a construction defect left from the Developer and he didn't feel he was responsible. The Board reiterated that the CC&R's state the owners are responsible for all the utilities serving each individual lot. The Board acknowledged the Developer is responsible for covering up the defect and leaving the repair for the owner to discover, but going after the Developer is not an option for the Association. Had the lines been turned over to the City as originally planned, this would be a dispute between the lot owner and the City, and the Association would not be involved. The Manager obtained a much lower street repair bid from Sunland. Boyce Godsey recommended the Association remain in control of the street patches to make sure they are done correctly. The Association will repair the street and bill the lot owner.

Action: Upon motion made and seconded, the Board voted unanimously to uphold the decision from the prior meeting and the lot owner will be responsible for reimbursing the Association for the sewer service line and street repairs with no late fees assessed.

The Manager provided a quote from Warren Security to randomly patrol the Community in the evening hours during the week-ends this upcoming Summer. The Guard prices were economical and we can have unannounced 2 hour patrols at various times every week-end in the Summer evenings with a \$2500.00 budget. The Board discussed the Holiday week-ends are the biggest problem. Security could help with noise complaints, parking problems, and after hour pool visitors. The presence of Security alone may deter some of the disruptive behavior we sometimes have to put up with during the Summer months.

Action: Upon motion made and seconded, the Board voted unanimously to hire Warren Security as a trial to patrol the Community in the evening hours during the Memorial Day

Week-End, and if security is found to benefit the Community, then the Board will continue with security services as needed throughout the rest of the Summer months.

NEW BUSINESS:

The Board reviewed the 2016 Reserve Study.

Action: Upon motion made and seconded, the Board unanimously approved the 2016 Reserve Study.

The Board reviewed the 2017 Proposed Budget. With the exception of what may or may not happen with the City taking over the water and sewer lines, the numbers appeared in order and comparable to last year's Budget. A \$2500.00 budget line item for Security will be included in the Budget.

Action: Upon motion made and seconded, the Board unanimously approved the 2017 Budget.

The next Board Meeting was set for Saturday January 7th, 2017 at 9:00 A.M. in the Needles Marina Board Room.

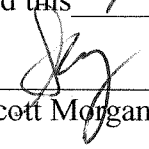
OPEN ITEMS FROM THE FLOOR:

The Manager was asked to look into costs for solar panels to be added in the pool area for the electric and heating the pool.

Allen Lyon reported the lights in the pool area were not working again and that he was extremely dissatisfied with the landscaper continually failing to fix the lights. Allen Lyon instructed the Manager to make a demand that these lights be fixed immediately.

With no further business, the meeting was adjourned at 11:00 A.M.

Signed this 7 day of January, 2017

By:  _____
Scott Morgan, Secretary