

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

The Special Meeting was called to order at 9:00 A.M. The purpose of the Special Meeting was to provide owners with information received to date from the City of Needles regarding the City taking ownership of the Community's water and sewer lines, and for owners to address the Board with their opinions regarding the creation of a Special Assessment District to fund it. The President Jeanine Davies has distributed letters providing information on the Special Assessment District to owners. These letters were emailed to all the owners we have emails on file for, and mailed to approx. 12 owners we do not have email addresses for.

**IF YOU ARE NOT RECEIVING EMAILS FROM THE ASSOCIATION – Please provide the Association with your email address by sending it to: amytelnes@frontiernet.net
Email is the fastest and most effective way for the Association to communicate with the owners.**

The President Jeanine Davies went over the problems we have had with the sewer system for years. The smells, air conditioners deteriorating, expenses with cleaning out the system twice a year due to poor design, inadequacies with set up of the lift station, and the burden of accepting the sewer from the City owned golf course. Documentation exists that shows the City intended to take over the sewer and water lines, but for some reason that did not happen, and the multiple developers involved were allowed to cover up the inadequate system and occupancy to the homes was granted. Those that are responsible for these decisions in the City are no longer around, and the Developers have since claimed bankruptcies and statutes of limitations have run out. The cost of litigation with the City or the Developers is believed to cost more than what fixing the system will be, and even if the Association was to prevail in litigation, it would not guarantee we could collect from anyone, and it could take years to resolve in the court system. The Board is developing relationships with key City employees and the Members of the City Council that is working in our favor toward establishing a Special Assessment District that will allow the City to take ownership of the water and sewer lines in Rio Buena Vista as originally intended. The Special Assessment District will allow the city to establish a bond to borrow enough money to fix the water and sewer systems so that it meets their standards to take ownership of. The cost of the work will be repaid by an assessment added to our property taxes. The City will allow a period of up to 30 years for payback. A majority of those in attendance at this meeting favored the maximum period of 30 years. Those that want to pay it off early can, and those that can't will be allowed the lowest payment possible. The vote that will be sent out will be for the bond amount, which is unknown at this date, and as long as 50% plus 1 do not oppose, it will be approved and added to everyone's property tax bill. The Board was informed that everyone in Rio Buena Vista has paid into a Reserve Fund with their monthly water and sewer bill that is supposed to fund replacement of City owned water and sewer lines. The Board will see if any of that money can be tapped into for our repairs.

Action: Allen Lyon made a motion that when timing is right and when the Board is satisfied with City's progress that a payment of \$10,000 be made to the City of Needles to create the Special Assessment District. Scott Morgan seconded. There was discussion among the Board that the cost and a scope work for the repairs needed has not been established which makes it difficult to vote on this. It was discussed that we have major problems with the sewer system and this is the only way to get money moving toward repairs and the City taking ownership now. There was discussion that this volunteer Board does not have the means to manage or supervise a project of this magnitude on our own, and the City has the resources to do this.

A Board vote was taken passing 3-2 with Allen Lyon, Scott Morgan, and Boyce Godsey voting for the payment to create the Special Assessment District now and Jeanine Davies and Mark Bantle voting no. Jeanine and Mark stated they support the creation of the District, but were not satisfied all the answers had been received to allocate payment at this date.

The Special Meeting was adjourned at 10:21 A.M.

Signed this 7 day of January, 2017

By: 
Scott Morgan, Secretary