

**Rio Buena Vista  
Board Meeting Minutes  
July 1, 2017**

The Board Meeting was called to order at 9:05 A.M. In attendance were Board Members Jeanine Davies, Boyce Godsey, Allen Lyon, Scott Morgan, Mark Bantle, and the Community Association Manager Amy Telnes. City Manager Rick Daniels and Jerry from Publics Works attended to provide information and answer questions regarding forming the water and sewer assessment district. General Members present were asked to sign their name on an attendance sheet which will be kept on file with these Minutes.

The President Jeanine Davies explained that due to the condition the water and sewer lines are in, recent breaks in the lines, and no availability of specialty contractors in the area, the Board has been working with the City of Needles to take over ownership of the water and sewer lines in Rio Buena Vista. Rick Daniels, the City Manager has proposed forming a special assessment district to bring the lines up to City standards where they can be accepted and ownership can be transferred. The Board's goal has to been to concentrate on fixing the problem, and not fighting over the problem.

Rick Daniels stated whether to do the special assessment district or not is the choice of the Rio Buena Vista owners. If you don't want to do this you can vote no. If you do, there is a mechanism to do it. That would be to form the District and vote yes.

Rick Daniels explained that when the Varella's were building Rio Buena Vista, there was a contentious relationship between City and Developer. What the City required be built, the Varella's did not want to build. A decision was made that they could build what they wanted but they will then own it. There are other private systems like what is in Rio Buena Vista in the City.

City Engineers recently prepared a feasibility report which shows what needs to be done. Rick showed an example of the deteriorating copper pipe from a recent water line repair. Bonds will be the payment for this work. The City would be 100% responsible after the system is repaired to the condition it needs to be in to be accepted by the City. This will not include streets. The HOA will retain ownership of the streets as private. Roads will be patched where parts of the system are replaced. Rick explained the City's new patch requirements. A Committee or the Board will be able to sign off on decisions during all the steps of the process.

If 50%+ 1 object – the district does not form. The bond, if approved can be paid all at once or financed. The proposed finance period is 30 years.

Interest rate is expected to be 1 ½% and 2.0% and a fixed rate.

Rick Daniels went over the anticipated timeline. It will take 90 – 120 days to take the conceptual analysis and turn it into construction drawings and details. Then forming the district will take 9 – 12 months to get everything ready to start the project. It will take 30 days to receive bids. The construction portion of the project should take a total of 4 months to be completed.

When complete, the side sewers from the sewer main to each home will be owned by the lot owners. Water lines from the meter to the home will be owned by the lot owners. The City will own and maintain everything else in the water and sewer system.

**GENERAL BUSINESS:**

The Board reviewed the April 22<sup>nd</sup> Meeting Minutes.

**Action: Upon motion made and seconded, the Board unanimously approved the Minutes from April 22<sup>nd</sup>, 2017.**

The Board reviewed the May 2017 Financial Statements.

**Action: Upon motion made and seconded, the Board unanimously approved the May 2017 Financial Statements.**

The Community Association Manager Amy Telnes provided a report on the following maintenance items:

- New chaise lounges and stackable sitting chairs were delivered to the pool area.
- Redmond Construction was hired to repair bathroom door.
- Colorado River Plumbing with the City's assistance fixed 2 water leaks in the roadway by pool. First leak was a fitting, second leak was a pinhole in the lateral pipe which was deteriorating.
- Sunland Asphalt will patch the road when they have a crew in the area and asphalt is available.
- Pool area was sprayed to kill the red ants.
- The Common Area Beach and rip rap had weeds sprayed & pre-emergent plan reinstated for another 12 months.
- The new control panel was installed in the sewer lift station. The Board authorized new wiring and a breaker be installed in conjunction with the panel. Stainless steel supports for the pumps were ordered and the supports and a new lid will be installed in 3-4 weeks.
- New key cards for the pool were ordered, but the Manager was concerned it is taking a long time to get them. Board Member Allen Lyon will reach out to the gate contractor and see what the holdup is and if we may be able to order more on our own.
- The landscaper is not taking care of the property well enough. The Manager will obtain other bids.

Board Member Mark Bantle reported the mail boxes are loose and the bolts need to be tightened or replaced.

**OLD BUSINESS:**

The Board discussed that Holiday Security is working and deterring after hours use of the pool area when most often damage occurs and noise complaints are made. The Manager was instructed to continue with Security on the Labor Day week-end.

**NEW BUSINESS:**

The next Board Meeting was set for October 21<sup>st</sup>, 2017 at 9:00 A.M. in the pool area.

Board Member Mark Bantle reported that General Member Frank Padilla is obtaining many documents from the City of Needles regarding the sewer and water lines.

**Action: Upon motion made and seconded the Board voted unanimously to reimburse Frank Padilla for copying expenses up to \$300 provided the Association is provided with a receipt and the copies.**

There was a brief discussion with a General Member regarding a fine received for a property violation.

With no further business, the Board Meeting was adjourned at 10:34 A.M.

Signed this 21 day of April, 2018

By: [Signature]  
Scott Morgan, Secretary