

**Rio Buena Vista H.O.A.  
Board Meeting Minutes  
October 21<sup>st</sup>, 2017**

The Board Meeting was called to order at 9:05 A.M. In attendance were Board Members Jeanine Davies, Allen Lyon, Boyce Godsey, Mark Bantle, 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 July 1<sup>st</sup>, 2017 Board Meeting Minutes.

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

The Board reviewed the September 30<sup>th</sup>, 2017 Financial Statements

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

**OLD BUSINESS:**

Board Member Jeanine Davies reported the special assessment district for the City of Needles to take over the water and sewer lines is still moving forward. Jeanine was told that more than half of the deposit paid was left. \$13,000 has been paid so far. The cost to continue is \$50,000. If it passes, that cost will be part of the assessment. If it fails then the HOA will be responsible for the costs up to \$50,000. Board Member Mark Bantle stated he would like to see a committee formed to look into alternate options instead of having the City take over. General Member Frank Padilla has received documents from the City Clerk. Mark Bantle requested records from the Dept. of Real Estate. There were a lot of inconsistencies found that Mark and Frank would like an Attorney to look into. The Manager asked if there was a cost estimate. Board Member Boyce Godsey stated he would like to impose a cap on Attorney fees. Frank Padilla and Mark Bantle provided a summary of what they have found in the documents. All they are requesting is that the Board do their due diligence and at least let an Attorney review the documents and provide the Board with guidance on all of the Association's options before anymore of the Association's money is given to the City. Frank Padilla has a consultation meeting set up with an Attorney recommended to him on Wednesday October 25<sup>th</sup>. Board Member Jeanine Davies would like to see at least 1 Board Member attend this consultation.

**Action: Upon motion made and seconded, the Board unanimously approved Mark Bantle, Allen Lyon, Frank Padilla, and Dennis Chance as an alternate to form a committee to consult with an Attorney for guidance in this matter with an allocation of \$3000.00 for Attorney fees.**

The Manager reported that the sewer lift station repairs to replace rotted support rails and a new lid are scheduled for the first week of November. One of the pumps is not running at full capacity and it will be removed and replaced with a spare pump at that same time. The pump that is removed will be sent to a shop to be rebuilt.

The Manager presented a bid for a new card lock system for the pool gate. The old system is obsolete and she cannot program any new cards in. There are at least 5 owners waiting for replacement cards. The bid for the new system is \$1940.00 before tax. The system will require internet service. Golden Valley Cable inspected the location and quoted \$150.00 to install internet and \$35 - \$55 per month depending on the service required to operate the system. The manufacturer

of the card lock system offered a free 3-month trial of cameras. The Board Members reported this did not work well in the past and they were damaged. We would be responsible for the costs of the loaner cameras if they were broken. It may also increase the internet costs.

**Action: Upon motion made and seconded, the Board voted unanimously to purchase the new cardlock system, basic internet, and decline the free trial of the cameras.**

### **NEW BUSINESS:**

Beach Etiquette and HOA jurisdiction vs. City, County, and State jurisdiction was discussed. The Association received a letter from California State Lands asking the Board to distribute the letter as notification of their rules. The Board informed everyone if we cannot begin to police ourselves the State will come in and police for us. Owners provided the Board with their observations on unauthorized dock usage, buoys, beach access, and short-term rentals. Some owners in attendance reported the problems with people not following the rules is with the short-term renters. The CC&R's would have to be changed to forbid short term rentals and that would require a vote that succeeded in getting 51% of the owners to vote for the change. Charging a rental registration fee was discussed. The Manager will work with the Board to put together a set of short term rental rules with fees and penalties to be discussed further at the next Board Meeting.

**Action: Upon motion made and seconded, the Board voted 3-1 to send a copy of the letter from the California State Lands Dept. to the owners in the year end disclosure package.**

The Manager reported that the CPA working on the 2016-year end has been very slow. The Federal and State Tax Returns were electronically filed on the extension due date, but the yearend review is still not done. It was promised before the meeting, but the new delivery date is Monday.

The Manager reported the property taxes for the Association were received and paid in full for the year. Property taxes were approx. \$4000.00 for the common areas.

The 2018 proposed Budget was reviewed. The Manager inserted all of the fixed costs. The Board provided guidance on projected costs for security, landscaping, water and sewer repairs, legal expenses, and the reserve deposit. The 2018 Budget was finalized at this meeting.

**Action: Upon motion made and seconded, the Board unanimously approved the 2018 Budget with changes and approval for expenditures form the Board.**

The Manager reported that one owner has requested a hearing for violations and a few more owners will require a hearing so the Board can assess fines if necessary. The next hearing date will be Monday November 6<sup>th</sup>, 2017 at 7:00 p.m. via telephone conference. Subject to change if affected owners cannot make that date.

**The next Board Meeting will be held on Saturday January 6<sup>th</sup>, 2018 at 9:00 A.M. Location to be determined, weather permitting.**

**The Board scheduled the 2018 Annual Meeting of the Members on April 21<sup>st</sup>, 2018 at 9:00 A.M. in the Rio Buena Vista pool area. There are 2 open seats on the Board in 2018.**

With no further business, the Board Meeting was adjourned at 11:45 A.M.

Signed this 21 day of April, 2018

By: Jeanine Davies  
Jeanine Davies, President (in absence of the Secretary)