

**Rio Buena Vista
Board Meeting Minutes
January 6th, 2018**

The Board Meeting was called to order at 9:00 A.M. In attendance were Board Members Jeanine Davies, Allen Lyon, Mark Bantle, Boyce Godsey, 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 October 21st, 2017 Board Meeting Minutes

Action: Upon motion made and seconded, the Minutes were unanimously approved.

The Board reviewed the November 30th, 2017 Financial Statements.

Action: Upon motion made and seconded, the Financial Statements were unanimously approved.

Board Member Jeanine Davies provided an update on the assessment district. The City of Needles is asking for an additional \$40,000 from the Association to continue on with the special assessment district. It is assumed this is for a second level engineering report. The decision on whether to pay the City any more money is on hold while the Board explores other options. Board Member Mark Bantle reported a legal option exists after the Legal Committee had a consultation with an Attorney. The Attorney is reviewing documents and timelines to see if suing for a declaratory action is an option. This is where a judge would decide who owns the utility lines. It was reported that approx. \$6,000.00 has been billed from the Attorney. Board Member Allen Lyon requested the Attorney be paid for what he has done to date. The Attorney is asking us to come up with a list of documents that will be required to proceed. The Legal Committee would like to continue on to get the Attorney his documents and answers and cap the legal fees at \$10,000.00.

Action: Upon motion made and seconded, the Board unanimously approved continuing on with the legal work with a \$10,000.00 cap to allow the Attorney to answer more questions providing the Legal Committee is able to gather the documents and decide if we can provide enough documents to justify the Attorney to continue.

Board Member Allen Lyon will send an email to the Attorney outlining this decision. Board Member Mark Bantle will talk to the Varela's to see if they will be helpful in providing some of the documentation requested.

The Manager reported that the new key card system was installed for the pool entry gate and working well. The Board instructed the Manager to only issue one card per owner. If an owner requests a second card, they will be charged \$50.00 and the first key is to be deactivated from the system. The Manager reported to the Board that an owner who has the ability of purchasing his own cards asked if he could do that. The Board said, yes, but a \$50.00 fee would still be charged for the activation, and only 1 card would be allowed.

Board Member Allen Lyon expressed concern that the padlocks around the complex are 5 years old and for security reasons, we should change them out. All agreed Allen could take care of that and be reimbursed since the expense is minimal.

The Manager provided a report on maintenance items:

- Sunland Asphalt was hired many months ago to put a permanent patch in the road in front of the pool area. Sunland will only do the work in conjunction with other work in the area. We will have to wait until they have other asphalt jobs in Needles to get ours done.
- The toilets are not flushing correctly. Repairs have been made with little improvement. The Manager was instructed to get a bid for new toilets.
- Bob Oronzo was hired to re-stripe the parking spaces. The work is scheduled to begin this week.
- A quote was requested from Randy Williams to add more rails or screening to the handrail going down to the beach. It was suggested that Andy with Extreme Iron or Lucas Philips could also bid.

The Board would still like to get boulders placed to prevent people from driving through the volley ball court. The Manager will get a quote from the new landscaper.

Allen Lyon reported the 2017 Reserve Study was completed and according to the study we are falling short. Due to the street maintenance costs, and unknown utility costs, assessments may need to be raised in 2019. Discussion will commence at the Annual Meeting in April.

The Board discussed ongoing complaints received regarding short term rentals. Many owners are not registering their tenants as required with the Association prior to the commencement of a lease. We had instances over the past few months where renters did not follow the parking rules, resulting in tow trucks being dispatched. The Board reviewed and discussed possible Short Term Rental Rules and put together a draft of Rules to be discussed and voted on at the Annual Meeting.

Action: Upon motion made and seconded, the Board unanimously agreed to distribute the draft copy of the Short Term Rental Rules to the Membership prior to the Board voting on the Rules and the April Meeting.

With no further business, the Board Meeting was adjourned at 11:15 A.M.

Signed this 14th day of April, 2018

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