

**Rio Buena Vista
Board Meeting Minutes
Saturday July 21st, 2018**

The Board Meeting was called to order at 9:10 A.M. The Meeting was moved to the Golf Course Restaurant due to a sudden wind and rain storm. Board Members waited at the pool area until 9:08 A.M. to direct those wishing to attend and a sign was left on the bulletin Board. In attendance were Board Members Allen Lyon, Matt Hinderliter, Mark Bantle, Scott Morgan, 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.

GENERAL BUSINESS:

The review of the 4-21-2018 Meeting Minutes was tabled to the next meeting.

The Board reviewed the 2015, 2016, & 2017 CPA Year End Reports.

Action: Upon motion made and seconded, the Board unanimously approved the Year End Reports as presented.

The Board reviewed the current Financial Statements through 6-30-2018.

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

OLD BUSINESS:

It has been a long time since Philips Excavating received a bid package for the repair of a section of the sewer line on Beach Drive. Board Member Boyce Godsey reached out to them and they are too busy right now. It will be a few months before they can look at this for us. The Community Association Manager Amy Telnes is working with Tri-Suns Engineering which is a sewer company in Lake Havasu City on another project and she will see if they will look at it.

Board Member Mark Bantle reported that he met with Jason Varela. He reported that Jason Varela confirmed everything we already know. A letter was provided from the City to the bond company that the work was completed to their satisfaction. A letter was provided from the Varela's Attorney pointing out the City of Needles did own the utilities and accepted the final tract map that shows the easement for the public utilities. Jason Varela is looking for a response letter, but he does not believe the City ever did respond. Information was provided that the Needles City Council made a motion to reduce connection fees, and a motion that once work has been completed to satisfaction it would go back to the Council to approve. The Council was expecting City staff to bring this back to them. Mark Bantle reported we are not in a position to move forward. General Member Frank Padilla is working with Mark Bantle on gathering more documents. The Board will consider authorizing more money to have the additional documents reviewed by an Attorney once Mark and Frank gather the remaining documents.

George with Tri State Wifi presented conceptual ideas to bring better internet service to the community. He is already servicing a few individual owners. Tri State has been in business for 7 years. George stated he can improve quality and reliability. The Board and George discussed the infrastructure and possible locations in the common area for equipment to be placed. George was provided with the information he needed to complete a site evaluation and firm up pricing and options for the Association. George will provide more options at the next Board Meeting in October.

The revised Short Term Rental Rules were reviewed. At the 4/21/2018 Annual Meeting, owners voiced objections to some of the rules. Removed from the rules were registration fees, restrictions on the number of vehicles and trailers a renter can have, and the requirement that garages must be rented with the home. What remains in the Rules is the requirement to register short term renters with the required registration form, the requirement to provide a copy of your City License with each registration form, and the late registration fee and fine schedule. The Board discussed that the City License must be provided with each registration as we should not have to look that up every time. It should be

very simple and easy for a landlord to keep a current copy of their City License and send a copy with each Registration From.

Action: Upon motion made and seconded, the Board unanimously adopted the Short Term Rental Rules to become effective September 1, 2018.

NEW BUSINESS:

The Community Association Manager Amy Telnes reported the Association's property and general liability carrier has sent notice of a \$1500 annual increase. The Manager is shopping this policy with State Farm and Farmers, and the current agent is searching other carriers available to him. The Board reviewed the property coverage amount of \$176,000 and found that adequate.

Jeriann, who has been providing the janitorial service for the Association has given her notice that she will be leaving on 7/31/2018. There is a resident interested in taking over. The Community Association Manager Amy Telnes will reach out to this resident and see if an arrangement for services can be negotiated. The Board would like to add and remove some things from the contract and insurance will be looked into.

Action: Upon motion made and seconded, the Board unanimously agreed to have the Manager get in touch with the resident and negotiate a contract for the janitorial services.

Tom, who has been our pool service contractor for many years has retired suddenly due to health issues, and a new Pool Service Contract was signed with Dennis Trubey Pools. Dennis was trained by Tom and lives in Topock. All existing contract pricing was honored. As of this date, the Manager is satisfied with the service and the transition has been smooth.

Board Member Scott Morgan reported that people are parking vehicles hooked to small trailers in the boat parking spaces. This makes it difficult for others to retrieve their trailers from adjacent spaces. All trailers must be unhooked to be left in one parking stall.

A General Member asked who he should direct questions regarding the condition of the jetty. The Board referred him the California State Lands Dept.

The next Board Meeting was set for Saturday October 13th, 2018 at 9:00 A.M. in the pool area.

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

Signed this 24 day of April, 2019

By: Mark A. Bantle
Mark Bantle, Secretary