

Rio Buena Vista H.O.A.

Board Meeting Minutes

Saturday January 9th, 2021

The President Mark Bantle called the Board Meeting to order 9:10 A.M.

In attendance were Board Members Allen Lyon, Mark Bantle, Otto Hinderliter, Frank Padilla (arrived at 9:23 A.M.) and the Community Association Manager Amy Telnes. General Members present were asked to sign an attendance sheet which will be kept on file with these Minutes.

General Business:

The Board reviewed the October 24th, 2020 Board Meeting Minutes.

Action: Upon motion made and seconded, the Minutes were unanimously approved as written. Vote 3-0.

The Board reviewed the November 2020 Financial Statements. It was reported the delinquency amount is very low at just \$268. The Manager has made contact with all and they should all be paid. This is the lowest delinquency list we've seen in a long time.

Action: Upon motion made and seconded, the Financial Statements were unanimously approved as presented. Vote 3-0.

Legal Committee Report:

Frank Padilla reported the Complaint against the City of Needles was filed December 19th, 2020. We are waiting for a case number. Once assigned we will receive confirmation and the Complaint will be forwarded to the City of Needles. Because of Covid and the holidays things are moving slow and timing is in the hands of the court. There was a delay in filing to get the non HOA owners on the lawsuit. 3 joined. We also applied for a Heloc / line of credit which was approved prior to filing. If we need more money to fund the lawsuit it is there. The concern from day 1 has always been the City getting it thrown out due to a length of time. The position we are taking is there is no statute of limitation because the utilities have always belonged to the City. Our position is the utilities never belonged to Rio Buena Vista HOA.

Old Business:

A letter was sent to the City of Needles and Republic Services requesting our trash day be changed back to Mondays since we are a week-end community and we don't want trash sitting around all week. The Republic's regional operations manager reached out to our Community Manager Amy Telnes and said it is not simple to change the route and every other week-end community in this region wants Monday pick ups. He said a letter was sent to all customers that advised of the route change with a period of time to voice opinions on this which has expired. A lot of planning was put in to develop the routes and they cannot be changed at this point. They can provide several community dumpsters and take away the individual bins. Problems associated with that were discussed. No one is going to want the dumpsters next to their home.

There were continued discussions regarding transient rentals. The Board has developed 3 questions to send out in a straw poll as recommended by the Association's Attorney. Once we have results, the Board will have direction from the owners to develop a plan of action to correct the conflict within the Association Documents.

Zoom meetings were discussed. The internet and phone service in Needles is terrible. Zoom meetings are great for those in cities other than Needles. The Board Members and owners in Needles would have the greatest difficulty attending Regular Board Meetings via Zoom. The Board likes meeting with people in the Community. With just 4 meetings per year, Board Members and owners should be able to plan to attend the Regular Board Meetings in person in Needles.

New Business:

The Board reviewed golf cart identification stickers proposed by an owner to make for us. The owner did not ask for reimbursement. The Board would like to pay for the stickers. The Board would like 5 stickers made for each residence to plan for toy changes and owner changes. The stickers will go on anything motorized. The Board would like the stickers to be reflective.

Action: Upon motion and seconded, the Board unanimously approved ordering the stickers with \$500 reimbursement or compensation to the owner offering to make the stickers. Vote 4-0.

Mark Bantle explained the Voting Procedures and Policy Changes recommended by the Association's Attorney. A special meeting was called to update the election rules in compliance with California law which recently changed. The Board will be voting to adopt new election rules on Thursday, February 18th, 2021 @ 6:00 PM PST. Due to time constraints and the 1 item on the Special Meeting Agenda, we will hold this Meeting via Zoom. The Manager will email notices, the proposed Voting Procedures and Policy, and the Zoom link to all owners.

Aaron Juarez, Nick Hanna, and Pat Howard volunteered to be the 2021 Election Inspectors.

Action: Upon motion made and seconded, the volunteers were unanimously approved as the Election Inspectors. Vote 4-0.

The Board set the Annual Meeting date for April 24th, 2021 at 9:00 A.M. in the pool area.

Action: With no further business, upon motion made and seconded, the Board Meeting was adjourned at 11:48 A.M.

Signed this 2 day of July, 2021

By: Frank Padilla
Frank Padilla, Secretary