

Rio Buena Vista Homeowners Association

Annual Meeting Minutes
April 24th, 2021 at 9:00 A.M.
Location: Pool Common Area

- I. **CALL MEETING TO ORDER:** 9:00 A.M.
- II. **QUORUM VERIFICATION:** 55 Ballots Received
 - A. Board Members in attendance: Mark Bantle, Allen Lyon, Jeff Marsden, Otto Hinderliter, and Frank Padilla
 - B. Management: Amy Telnes
 - C. Members/Guests: Were asked to sign in
 - D. Election Inspectors: Aaron Juarez, Nick Hanna, and Pat Howard
- III. **REVIEW PREVIOUS DRAFT MEETING MINUTES:**
 - A. January 9th, 2021 Distributed
- IV. **REVIEW FINANCIALS:**
 - A. 2021 1st Quarter Distributed
- V. **OLD BUSINESS:**
 - A. Legal Committee Update
Frank Padilla reported the complaint against the City of Needles over ownership of the water and sewer lines has been filed. The City has filed an extension. We are anticipating the City will file to dismiss the case based on statute of limitations. Our Attorney has filed an amended complaint to be proactive on dismissal arguments since there is no time that the Association owned the utilities. Mark Bantle reported we've been on the City Council agendas and you can go to the City's website and watch the open sessions.
 - B. Golf Cart Stickers: Reflective stickers for golf carts and other motorized transportation (except passenger vehicles) have been ordered. The Board will be asking that stickers identifying these items be used so we know who belongs in our Community.
 - C. Straw Poll Results on Transient Rentals:
36 Support allowing short term rentals (less than 30 days)
20 Support allowing short term rentals with rules and registration
51 Do not support allowing short term rentals
We need to fix the conflict in the documents and have a definition for a transient rental. City definition is 30 days or less. If the Community cannot resolve the issue, then a court may decide for us.
- VI. **NEW BUSINESS:**
 - A. 4th of July Block Party:
Owners that organized last years 4th of July Block Party requested they be able to hold the event again this year and that the Board donate money. This will be discussed further in the Board Meeting being held directly after this Annual Meeting.
 - B. Election Results: Elected to the Board were Allen Lyon and Roxy Nygren.

VII. BOARD MEMBER INPUT:

- A. Rio Buena Vista residents are being blamed for filling up the City trash bins outside of the Community. If anyone is using these dumpsters, please know they are not for our use. There is a City dump nearby with inexpensive fees. You can also schedule a pick up from Republic Services.
- B. If you have a complaint that requires the Association to enforce – you must use our Complaint Form found on our website (www.riobuenavista.org) as part of our enforcement procedure. Without the Complaint Form, there is very little we can do to. The Form documents issues so we have a clear understanding of what happened, when it happened, and who observed it. If the violation eventually requires a fine or we have to go to court, we will be unsuccessful in our enforcement without documentation.
- C. Jenn Lyon is putting together an emergency call list for neighbors to be able to get ahold of each other when needed. This list is voluntary to be included in and shared amongst the neighbors.
- D. If the pool requires maintenance, please don't post it on Facebook – call the Association Manager's 24/7 cell phone posted in the pool area and on our website: www.riobuenavista.org. She can get someone out there right away to correct. No one who can help with pool maintenance is monitoring the Facebook page.

VIII. ANNUAL MEETING ADJOURNMENT: 10:44 A.M.

Rio Buena Vista
Homeowners Association
Organizational Board Meeting Minutes
April 24th, 2021 at 9:00 A.M.
Location: Pool Common Area

IX. CALL MEETING TO ORDER: 11:00 A.M.

X. ROLL CALL OF THE BOARD:

- E. Board Members in attendance: Mark Bantle, Allen Lyon, Jeff Marsden, Roxy Nygren, and Frank Padilla
- F. Management: Amy Telnes
- G. Members/Guests: Were asked to sign in

XI. ASSIGN OFFICER POSITIONS:

- A. Action: Upon motion made and seconded, assigning the following Officer positions were unanimously agree upon:**
President, Mark Bantle
Vice President, Roxy Nygren
Treasurer, Allen Lyon
Secretary, Frank Padilla
Director, Jeff Marsden
Architectural Committee Chair Persons: Allen Lyon & Roxie Nygren

XII. REVIEW PREVIOUS DRAFT MEETING MINUTES:

- B. January 9th, 2021:
Action: Upon motion made and seconded, the Meeting Minutes were unanimously approved as written.

XIII. REVIEW FINANCIALS:

- B. 2021 1st Quarter:
Action: Upon motion made and seconded, the Financial Statements were approved as presented.

XIV. OLD BUSINESS:

A. Transient Rentals:

Owners opposed to rentals and those in favor of rentals discussed compromises. The following were discussed as rules both sides could live with:

- Transient Rental can be defined as more than 2 rentals/leases per month
- No rentals on Memorial Day, 4th of July, or Labor Day week-ends.

Action: Upon motion made and seconded the Board unanimously agreed to direct the Manager to draft these changes into the Short Term Rental Rules and upon email approval from the Board send to the Owners to review pending adoption at

the next Board Meeting to be held on Saturday June 26th, 2021. The Rules must be sent to owners 28 days before adoption.

- B. 4th of July Block Party
Action: Upon motion made and seconded it was unanimously agreed to allow the 4th of July Block Party to be held in the common areas on July 3rd and to donate \$500 for food and games. HOA funds are not to be used for alcohol or fireworks.

XV. NEW BUSINESS:

- A. Allen Lyon would like to resume making donations to the City of Needles Youth Golf Program.
Action: Upon motion made and seconded it was unanimously approved to donate \$300 to the youth golf fund with an additional \$100 toward painting. Mark Bantle will coordinate with Shelby.
- B. The Board is dissatisfied with the pool service due to complaints. The owner of the pool service company was supposed to attend this meeting to discuss the service. The Manager received a bid to increase service from 3 days a week to 5 days a week.
Action: Upon motion made and seconded, it was unanimously agreed to increase the pool service days to 5 days a week. The Manager was instructed to obtain bids from other pool service contractors in the area.
The pool deck panels are lifting and require repair. Caulking around the pool and spa is needed. The Manager was instructed to obtain bids to repair the pool area.
- C. Lights in the entrance and around the pool area do not work. The Manager was instructed to get the lights looked at so they work.
- D. The Board requested the Manager have the landscaper shovel the mud out of the gutters in the entrance.
- E. The Board requested the Manager obtain a bid to add to the railing on the stairway to the beach.

XVI. BOARD MEETING ADJOURNMENT: 11.27 A.M.