

Rio Buena Vista HOA Homeowners Association

Board Meeting Minutes

June 26th, 2021

Location: Rio Buena Vista Pool Area

- I. **CALL MEETING TO ORDER:** 9:06 A.M.
- II. **ROLL CALL**
 - A. Board Members: Mark Bantle, Allen Lyon, Roxy Nygren, Frank Padilla
 - B. Management: Amy Telnes
 - C. Members/Guests: Were asked to sign in
- III. **REVIEW PREVIOUS DRAFT MEETING MINUTES**
 - A. April 24th, 2021: Reviewed. The Board requested the actual totals from the survey be printed in the Minutes.
Action: Upon motion made and seconded, it was unanimously agreed the Minutes will be changed and ratified at the next meeting. Vote 4-0.
- IV. **REVIEW FINANCIALS**

May 2020

Action: Upon motion made and seconded, the Financial Statements were unanimously approved as presented. Vote 4-0.
- V. **OLD BUSINESS**
 - A. Legal Committee:

Frank Padilla provided the report. It is believed the City will file a demur requesting statute of limitations has expired. The 3 non HOA households are plaintiffs on our lawsuit. If the HOA portion gets thrown out, the HOA can continue and fund the suit on behalf of the 3 non HOA households. An accrual doctrine can come into play as each time something happens the clock re-sets. City put together a proposal (June 22nd, 2021) that they will not come after the HOA if the case is dropped. A Settlement offer was received to stop lawsuit and the City will write off \$100,000 spent to date in the City's legal fees per a City. HOA Attorney is looking into City ordinance City is citing that will require the HOA to pay if the City wins the lawsuit. No one in attendance supported taking that offer. The Board will review the legal advice in the closed session to follow the Board Meeting.
 - B. Golf Cart Stickers distributed to the owners in attendance and mailed to every other owner. The Board asked everyone to please be a good neighbor and put the stickers on your golf carts, ATV's, and boat trailers parked in the common areas. This will help us identify who things belong to if an issue arises.

C. Beach Railing: The Board reviewed a bid from Extreme Iron Welding to add a 2nd rail barrier on the stairway to the beach.

Action: A motion was made to approve the bid. There was no second. The Manager was asked to reach out to Ty Cavanaugh – Quality Fence for a second bid. He owns in Colorado Shores. Tabled for the 2nd bid

D. Transient Rentals: Proposed rules were reviewed.

Action: Upon motion made and seconded, the unanimously agreed the proposed rules will be sent to owners in compliance with the 28 day rule to be adopted at a Special Meeting. Vote 4-0. The Special Meeting date was not set, but August 2nd was proposed via Zoom.

VI. **NEW BUSINESS:**

A. Security Service: The current security service has terminated our contract because they cannot find staff to fulfill our agreement. The Manager will try to find someone else.

B. Pool Service: Service bids were reviewed.

Action: Upon motion made and seconded, the Board unanimously agreed to hire Pool Perfection and accept their bid. Vote 4-0.

C. Landscaping Service:

Dissatisfaction with the current landscaper was discussed. They don't have a detailed scope of work and take care of areas as needed. Mark Bantle will put together a more detailed list of duties for the landscaper and for bidding purposes.

VII. **OPEN ITEMS:**

The crowded parking lot was discussed. With covid, more people are staying at Rio Buena Vista at one time. There was a request to make the volley ball court into parking. The Manager will contact a draftsman or architect to see if they can propose a layout for us. There was a request to keep a small sports court area.

VIII. **SCHEDULE NEXT BOARD MEETING:**

A. The Next Board Meeting was unable to be set. The Board Members will find a date that most of them can attend and post it on the website.

IX. **ADJOURN:** 11:20AM