

Rio Buena Vista Board Meeting Minutes

Saturday October 2nd, 2021

Location: Rio Buena Vista Pool Area

- I. **CALL MEETING TO ORDER:** 9:00 A.M.
- II. **ROLL CALL OF THE BOARD:**
 - A. Board Members: Mark Bantle, Allen Lyon, and Jeff Marden
 - B. Management: Amy Telnes
 - C. Members/Guests: Were asked to sign in
- III. **REVIEW PREVIOUS DRAFT MINUTES**
 - A. Review Corrected April Annual Meeting & Organizational Board Meeting Minutes.
Action: Upon motion made and seconded, the Board unanimously approved the Minutes as corrected. Vote 3-0.
 - B. Review June Board Meeting Minutes
Action: Upon motion made and seconded, the Board unanimously approved the Minutes as written. Vote 3-0.
- IV. **REVIEW THE FINANCIAL STATEMENTS:**
 - A. August 31st, 2021- Distributed
- V. **OLD BUSINESS:**
 - A. Legal Committee Update – Mark Bantle provided an update in our lawsuit with the City of Needles over the ownership of the utilities. The City filed a demur that a statute of limitation applies. The judge agreed with the City. The City's next move will most likely be to file the judgement request reimbursement of their legal fees which they state is \$100,000. The next options are to (1) End the litigation, assume responsibility of the utilities, and settle. (2) Appeal (3) Or Appeal and engage the City in settlement discussions. With only 3 of the 5 Board Members in attendance no decision will be made at this Board Meeting.

The Manager recommends in the mean time that we purchase insurance policies for pollutant protections and hire a firm to manage the lift station.
 - B. Beach Stair Railing – The Board reviewed 2 bids to add a second rail for safety on the stairs to the beach. Extreme Iron bid \$3800 and Quality Fence bid \$3000.
Action: Upon motion made and seconded the Board unanimously approved the bid from Quality Fence and requested the broken bolt on the south side of the pool fence be fixed at the same time. Vote 3-0.
 - C. The Board Members reported they are satisfied with the new pool service. The Board asked that the pool service let us know if they need to keep servicing the

pool 6 days a week or if they can cut down to 3 days a week. The concern is the spa usage goes up the winter even though people are not using the pool. The pool light does not work and cutting into the concrete deck and digging it up will be required to repair it. That will be completed in February when we do the annual draining and cleaning.

VI. NEW BUSINESS:

A. Website – Currently we are unable to post to the website due to Google changes and Jenn Lyon is no longer able to donate her time as the webmaster as she has done for several years. The Manager presented a bid from Web City Services to revamp the site and administer the site going forward.

Action: Upon motion made and seconded, the Board unanimously approved the bid not to exceed \$1000 for set up and not to exceed \$300 per month.

Vote 3-0.

A request was made to add fillable forms that can be submitted from the website.

B. 2022 Budgeting – The Manager asked for direction on budgeting line items for adding a pollution policy, expected legal fees, website, landscaping, pool, security, and utilities. At this time with all the unknowns, the Manager was advised to budget 2022 the same as 2021 and tweak as needed and to keep legal at \$50,000, and budget for the pollution policy. Dues will not be raised in 2022.

C. There was a request to replace the volley ball nets.

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

Signed this 28 day of MAY, 2022

By: Frank Padilla
Frank Padilla, Secretary