

**Rio Buena Vista Board Meeting Minutes**  
**Saturday February 12<sup>th</sup>, 2022**  
**Location: Rio Buena Vista Pool Area**

- I. **CALL MEETING TO ORDER:** 9:00 A.M.
- II. **ROLL CALL OF THE BOARD:**
  - A. Board Members Attending: Mark Bantle, Allen Lyon, & Jeff Marsden
  - B. Management Attending: Amy Telnes
  - C. Owners Attending: Were asked to sign in
- III. **REVIEW PREVIOUS DRAFT MINUTES:**
  - A. October 2<sup>nd</sup>, 2021  
**Action: Upon motion made and seconded, the Minutes were unanimously approved.**
- IV. **REVIEW THE FINANCIAL STATEMENTS:**
  - A. 2021 Year End  
**Upon motion made and seconded, the Financial Statements were unanimously approved.**
  - B. CIT Bank Line of Credit & Checking Account: Statements were reviewed and everything will be left as in at this time.
  - C. 2022 Budget:  
**Action: Upon motion made and seconded, the 2022 Budget was unanimously approved.**
  - D. Reserve Study and Reserve Deposit: The Reserve Study was reviewed.  
**Action: Upon motion made and seconded, the 2021 Reserve Study was unanimously approved.**
- V. **OLD BUSINESS:**
  - A. Legal Committee Update: Mark Bantle reported the judge threw the case out as requested by the City. There was no ruling on who owns the water and sewer system. The Board will have an informal meeting with the City Manager later today. The City appears willing to take ownership of the water and sewer lines if we fix to their standards.
  - B. Pollution Insurance Policy:  
**Action: Upon motion made and seconded, it was unanimously agreed to purchase the pollution policy with Nautilus Insurance Company for an additional annual premium of \$3967.**
  - C. Sewer Lift Station Management: We are still unable to find a company willing to provide a service contract for the lift station. We will keep trying.
  - D. Pool Light Repair: The conduit for the light wiring is broken below the pool decking near the edge of the pool. Allen Lyon, Mark Bantle, and Amy Telnes met with our pool repair technicians prior to this meeting. It is going to involve

three groups of people. Our pool service, a concrete demo company, and the HOA as Allen Lyon has volunteered to help coordinate and supervise the repair. Tiger Trenching has been hired to remove and replace the concrete.

- E. Pool Entry Gate System: The Manager reported that our pool gate entry system has not allowed us to transfer the data to add or remove cards since October. The company that put it in (Western Alarm) was not able to fix it after several trips. The Manager hired a computer tech to go look at it and he fixed it relatively quickly as it was port forwarding issue. The bills from Western Alarm were reviewed which were excessive because they did not fix the problem. They did help with backing up the system on site and remotely and getting a static IP address, but they never solved the initial problem to allow a data transfer. The Board requested the Manager send a letter explaining our side and let them know how it was fixed, and request a credit for their troubleshooting that did not resolve the issue, but pay them for what they did do.
- F. Landscaping Service: The Board requested that the landscaper clean the streets and curbs before Easter week-end.
- G. Volleyball Nets: The Manager will check to see if we have an extra in storage and order a new one if not.
- H. Website Service: Everyone is satisfied.
- I. Beach Stairway Cleaning Railing: Complete

**VI. NEW BUSINESS:**

- A. The 2022 Annual Meeting will be held on Saturday May 28<sup>th</sup>, 2022 at 8:00 A.M.

**VII. ADJOURNMENT: 11:00 A.M.**

Signed this 28 day of MAY, 2022  
By: Frank Padilla  
Frank Padilla, Secretary