

Rio Buena Vista Annual Meeting Minutes

Saturday May 28th, 20Location: Rio Buena Vista Pool Area

Quorum Verification: 30 Ballots Received

Old Business:

The Board provided a Legal Committee update. The City wants us to fix the system within 2 years and give it to them. The City wants Frank Padilla to cease requesting documents. We have a bid from Epic Engineering for \$20,000 to have the system looked at to tell us what we need to do to bring it up to City standards. The City is recommending a special assessment district be formed to pay for the repairs and costs incurred by the Association are expected to be refunded once the special assessment district is formed. A vote by property owners to form a Special assessment district will go on a ballot to our district. The Board is hopeful Epic Engineering will find repairs that make the systems good enough for the City to accept ownership without total replacement. Repairs costs in select areas of the Community should be more manageable and affordable than a total replacement.

Follow up on Maint. Issues:

- Volley Ball Net – we have 2 stored – volunteers will put up
- Pool Entry Gate System – credit was obtained for trips that did not fix the issue.
- Pool Light Repair - done

New Business:

- **Sun Shade Repairs:** We received 1 bid and it was not clear and too much. We will get more bids.
- **Pool Deck Repairs & Repainting;** We have 1 bid provided prior to cutting into the deck for the light repair. We will have it re-bid and try to get more bids. A couple of companies that do pool decks told us their estimators are booked out until January 2023 and we asked to be placed on the estimator's schedule.
- **Pool Area Furniture:** Chaise lounge styles and prices from catalogs were reviewed. We will look at stores to price check.
- **4th of July Owner Gathering:** An owner requested the use of the common areas for another 4th of July Owner Community Gathering on July 3rd and requested \$500 to go toward the event. They are planning a patriotic outfit contest, DJ, and light snacks.

Open Items from the Floor:

- An owner asked how long term rentals were reviewed. The Board only requires short term rental registration at this date.
- An owner requested acquiring more parking for holiday week-ends. The Manager has been trying to get some plans drawn up to convert the volleyball area into more parking. No one has returned a bid to draw up the plans thus far. Epic will be asked if they can help us.
- An owner questioned how a very light home was painted an unapproved color. There was a misunderstanding on the paint recipes. The owner is in the process of re-painting the home an approved color and that should be completed soon.

Election: The Manager realized upon arriving in Needles that the box with the Election Ballots did not get loaded into her vehicle and were left in Lake Havasu City. With it being a 2 hour drive there and back, there was no practical way to retrieve the Ballots for today's meeting.

Action: Upon motion made and seconded, it was unanimously agreed to table the Board Election until the next meeting due to the fact that the Ballots were not brought to the Meeting.

Adjourn Annual Meeting: 9:15 A.M.

Rio Buena Vista Board – Board Meeting Minutes

Saturday May 28th, 2022

Location: Rio Buena Vista Pool Area

- I. **CALL MEETING TO ORDER:** 9:15 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. February 12th, 2022
Action: Upon motion made and seconded, the Minutes were unanimously approved.
- IV. **REVIEW THE FINANCIAL STATEMENTS:**
 - A. April 2022
Upon motion made and seconded, the Financial Statements were unanimously approved.
- V. **OLD BUSINESS:** None
- VI. **NEW BUSINESS:**
 - A. Approve Bids & Other Items Discussed at the Annual Meeting
 1. **Upon motion made and seconded it was unanimously agreed that chaise lounges will be purchased with a price cap of \$200 each and \$1100 total. Vote 3-0.**
 2. **Upon motion made and seconded it was unanimously agreed to allow the 4th of July Owner Gathering in the common areas and to reimburse the organizers of the 4th of July Owner Gathering \$500, so long as alcohol is not included. Vote 3-0.**
 3. **Upon motion made and seconded, the bid from Epic Engineering was unanimously approved.**
 - B. The next Board Meeting was set for Saturday July 9th, 2022 at 9:00 A.M.
 - C. An owner brought forth a concern that people are parking in a common area easement alongside his home. They block his front door and make it difficult for him to get in and out of his home. This is not a parking space. The Board will get a price to add boulders along the front of this common area easement to block vehicles from parking there.
- VII. **ADJOURNMENT:** 11:00 A.M.

Signed this 11 day of November, 2022

By: Frank Padilla
Frank Padilla, Secretary