

Rio Buena Vista HOA – Board Meeting Minutes

Saturday November 5th, 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, & Frank Padilla
 - B. Management Attending: Amy Telnes
 - C. Owners Attending: Were asked to sign in
- III. **REVIEW PREVIOUS DRAFT MINUTES:**
 - A. August 27th, 2022
Action: Upon motion made and seconded, the Minutes were unanimously approved. Vote 3-0.
- IV. **REVIEW THE FINANCIAL STATEMENTS:**
 - A. October 2022
Action: Upon motion made and seconded, the Financial Statements were unanimously approved. Vote 3-0.
- V. **OLD BUSINESS:**
 - A. Legal Update / Epic Engineering Update: Negotiations occurring to end this. Both sides have agreed to drop court items which is our appeal and reimbursement of their legal fees. The City proposed a new term that RBV will need to agree that it will not bring suit over this issue again, and that RBV agrees it bears the responsibility for the system moving forward. The Board will discuss that new term in a closed session. Options are to fight, settle, or walk away.
 - B. Sewer System Do's & Don'ts Letter: Manager will put together the first draft for Board review.
- VI. **NEW BUSINESS:**
 - A. Powder Coat Colors: Manager presented a list of proposed powder coated colors for fencing that most closely matches the pre-approved home colors. The Board would like more owner involvement in this. Mark Bantle agreed to head up a Committee to look into this.
 - B. 2023 Budget: Legal will be estimated at \$50,000, although everyone hopes that will not be needed and can go into the Reserve. Manager's increase of \$75 per month was approved. Planned reserve expenditures discussed were shade structure painting and roof replacements, pool decking repairs, and pool area perimeter landscaping improvements for a small staircase to the pool equipment area and reworking and re-rocking the south side slope. A bid of \$2200 to prepare the plans to convert the volley ball court into more parking was not included for 2023 and will be re-visited at a later date.
Action: Upon motion made and seconded, the Budget with the listed items was unanimously approved. Vote 3-0.
 - C. 2022 Reserve Study: Manager reported the study has been ordered
 - D. 2022 Year End Mailer: Will be mailed out this year. Manager will look into electronic delivery options for 2023.
- VII. **OPEN ITEMS FROM THE FLOOR:** None
- VIII. **NEXT BOARD MEETING:** January 14th, 2023
2023 Annual Meeting was set for April 22, 2023
- IX. **ADJOURN BOARD MEETING:** 10:30 A.M.