

# **RIO BUENA VISTA HOA**

## **OPEN BOARD MEETING MINUTES**

July 19, 2025 @ 8:00 AM

2755 Silver Creek Rd., Suite 203, Bullhead City, AZ 86442

Following Annual Meeting

### **I. CALL TO ORDER**

The meeting was called to order at 8:28 am by Jeff Marsden.

### **II. ROLL CALL**

- a. Board Members: Brian Hovet, Andrew Santana, David Barr & Jeff Marsden
- b. Absent Board Members: Mercy Urrea
- c. HOAMCO Management: Michelle Vandenberg- Community Manager
- d. Guests – signed in and homeowners on zoom

### **III. APPROVAL OF MINUTES:** April 19, 2025 – David/Andrew – All Approved

### **IV. TREASURERS REPORT**

- a. Financials –April/May & June Financials –Brian/Andrew – All Approved

### **V. OLD BUSINESS -**

- a. Infrastructure Update - Discussion:
  - 1. Lift Station operating well – ongoing monthly maintenance. Waiting until winter to fix seal on one of the pumps and one of the rails.
  - 2. EPIC – Still waiting to schedule a meeting with Epic to create a plan of action. No pricing yet/ still need Epic recommendations and City approval before starting.
  - 3. Manhole (Air Scrubbers) – Smell is much better with manhole scrubbers.
- b. Committee Updates – Discussion:
  - 1. Gate Committee: None
  - 2. Pool/Security Committee
    - a. Send Community E-blasts about illegal dumping on City/Golf Course and restaurant trash bins – and about dogs in the pool area

3. ARC Committee: Send Community E-blast about ARC paint colors update on website and what colors you can only get at the BHC Sherwin Williams (with a discount)

**VI. NEW BUSINESS -**

- a. Positions of Officers - Discussion/Action: Dave made a motion to keep the same positions/ Jeff seconded - All Approved / Mercy- President, Jeff - Vice President, Dave - Secretary, Brian - Tresuare, Andrew - Member at Large
- b. FTB/Non Proffit Status/Taxes Update - Discussion: Completed - Status is now Active
- c. New Signage Update - Discussion: Scott (homeowner) did new updated community signs for free. Pool area/Entrance/E-Bikes
- d. Reserve Study - Discussion/Action: Jeff made a motion to go with Level 3 Reserve Study for \$425 / Andrew seconded - All Approved

**VII. HOMEOWENER FORUM:**

- Mark - Need to fix water pressure in community - pressure regulators in the loop are bad - Talk to the city
- Mark - Change irrigation to be behind the regulator or put regulator on irrigation
- Mark - Dead grass & trees in front of complex
- Zoom - Do the gates between homes on river front allowed to be locked- Yes, they can per Board
- Zoom - The gates on easement should be unlock.
- Thomas- Parking by pool who is monitoring - Board is reviewing those rules

**VIII. BOARD MEMBER INPUT**

- a. Brian - Parking is getting kind of lacks, street parking, parking lot issues - possibly order parking stickers in lieu of towing
- b. Brian - Talk to pool guy - pool was shut down Friday 7/18/25 due to lack of chemicals & unsafe drain by spa
- c. Andrew - He called the pool guy Chris on Friday, and he showed up & Chris called pool inspector & pool was reopened within hours.
- d. Dave - renew the Community Association member ship - Dave made a motion to approve at a cost of \$340 to renew/ Jeff seconded - All approved

**IX. MEETING SCHEDULE - October 18, 2025 - 8am at RBV Pool**

**X. ADJOURN OPEN SESSION** – Motion to adjourn by Dave/Brian – all in favor and the meeting adjourned at.9:37am