

# **RIO BUENA VISTA HOA**

## **OPEN BOARD MEETING MINUTES**

October 18, 2025 @ 8:00 AM

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

Rio Buena Vista Pool Area - Needles CA

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

The meeting was called to order at 8:08 am by Mercy Urrea.

### **II. ROLL CALL**

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

### **III. APPROVAL OF MINUTES: July 19, 2025 - Brian/ Jeff - All Approved**

### **IV. TREASURERS REPORT**

- a. Financials -July/August & September Financials -Mercy/Brian - All Approved

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

- a. Infrastructure Update - Discussion:
  1. Manhole Scrubbers Needed - Discussion/Action: Need 4 more scrubbers - Order 5- Jeff/Motion - Andrew/Second - Vote: M -Y, B-Y, J-Y & A-Y - Approved
  2. Water Leaks - Discussion: HOA is responsible within HOA to Homeowner meter - Having many issues repairing when needed summer the worst time.
- b. Committee Updates - Discussion:
  1. Gate Committee: Done until board does a survey to homeowners and gets more feedback - Going to work on back gates.
  2. Pool/Security Committee:
    - a) Gazebo Lights - Discussion/Action: Contactor is getting board a quote& Brian looked up on amazon. Not to exceed #3500 - Jeff/Motion - Andrew/Second - Vote: M-Y, B-Y, J-Y & A-Y- Approved
    - b) Replacement of fence post lights - Discussion/Action: Included in the \$3500 on gazebo lights.

- c) Ring Camera Upgrade – Discussion/Action: Internet upgraded – need to upgrade cameras – Not to exceed \$750 – Jeff /Motion – Andrew /Second – Vote: M-Y, B-Y, J-Y & A-Y- Approved
3. ARC Committee: None

**VI. NEW BUSINESS –**

- a. Pressure reducing regulator valves for water mains at both ends of neighborhood – Discussion/Action: All meters need Pressure Regulator valves (\$30-\$45 thousand) – table until more info – Increase cleaning to 4 times per year – Jeff/Motion – Andrew/second – Vote: M-Y, BY, J-Y & A-Y - Approved
- b. Taco Truck (Poker Run) – Discussion/Action: For residents of RBV to eat – Jeff/Motion – Andrew/Second – Vote: M-Y, B-Y, J-Y & A-Y - Approved
- c. Pathway between RBV & Colorado Shores – Discussion/Action: Board is getting a quote for pathway and whole area – Review at next meeting
- d. Reserve Study Update – Discussion/Action: Board approved with Brians changes – Mercy/Motion – Andrew/Second – Vote: M-Y, B-Y, J-Y & A-Y = Approved
- e. Budget – Discussion/Action: Board Reviewed – Not raising assessments – Board wants to move \$30,000 from operating to reserves – Will approve via email and ratify at next meeting.

**VII. HOMEOWENER FORUM:**

- Mark -need more lighting in community – no streetlights.
- Jennifer – make a plan of action for the next 2 years for sewer system and make a list of pros & cons
- Matt – Courtesy notices for parking

**VIII. BOARD MEMBER INPUT**

- a. Brian – Regarding Violations – Board is reviewing the Community Rules & Regulations to insure it is current and up to date with the state laws.

**IX. MEETING SCHEDULE – January 17, 2026 – 8am at RBV Pool (4/18/26, 7/18/26 & 10/17/26)**

**X. ADJOURN OPEN SESSION – Motion to adjourn by Marcy/Brian – all in favor and the meeting adjourned at.10:15 am**