

RIO BUENA VISTA HOA

OPEN BOARD MEETING MINUTES

January 17, 2026 @ 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 8:07 am by Mercy Urrea.

II. ROLL CALL

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

III. APPROVAL OF MINUTES: October 18, 2025 - Mercy/Andrew - All Approved

IV. TREASURERS REPORT

- a. Financials -October & November 2025 Financials -Mercy/Andrew - All Approved

V. OLD BUSINESS -

- a. Infrastructure Update - Discussion:
 1. Manhole Scrubbers Sewer Cleaning Update - Discussion: Manhole cleaning increased to 4 timers per year, ordered more scrubbers, lift station maintained weekly - waiting 1 year to see how system does.
- b. Committee Updates - Discussion:
 1. Gate Survey - Discussion: Survey sent out to community - update out of 125 owners - 56 responded - out of that 53 counted. (53 votes is 42% of the community)
 - Do you support 2 gates at both ends - 53 replies/ 24-Y & 29-N
 - Would pay \$600-\$700 per owner for gate - 53 replies/22-Y & 31-N
 2. Pool/Security Committee:
 - a) Gazebo Lights Update - Discussion: Board will choose lights and order
 - b) Replacement of fence post lights update - Discussion: Board will choose lights and order

- c) Ring Camera Upgrade - Discussion: Per Allan - the system cycled and been working great since than.
3. ARC Committee: None

- c. 2026 Budget - Ratify - Mercy motion/ Andrew second - Vote: M-Y, B-Y, J-Y, D-Y & A-Y- Approved

VI. HOMEOWNER FORUM:

- Boyce - Cleaning the manholes has made the smell better - now we need to focus on the streets- get bids do in phases
- Tony - Cleaning might fix the sewer issues - Board needs to decide if we should turn over to City.
- Georgia - Gate on River walk - sign on gate - No Access and homeowner have dog - How can Board help. Public easement
- Pat - Send friendly reminder to Homeowners about weeds
- Jack - Send message to city to change trash days

VII. BOARD MEMBER INPUT

- a. Brian/Mercy - thank everyone for all their help and input.
- b. Andrew - Sewer & Streets board needs to create a plan to move forward
- c. Brian - Short Term Rentals - City is cracking down using AI & billing is inaccurate.
- d. Jeff - Have you permit & send them you tax money pay every quarter.

VIII. MEETING SCHEDULE - April 18, 2026 - 8am at RBV Pool

- IX. ADJOURN OPEN SESSION - Motion to adjourn by Marcy/Brian - all in favor and the meeting adjourned at:9:23 am**