

RIO BUENA VISTA HOA

BOARD OF DIRECTORS EXECUTIVE AGENDA CLOSED MEETING FOR BOARD MEMBERS ONLY July 18th 2026 - following close of open meeting HOAMCO Conference Room

This agenda is subject to be changed prior to the meeting open

EXECUTIVE SESSION

- I. CALL TO ORDER – Establish Quorum**
 - a. Board Members: Mercy Urrea, Jeff Marsden, Brian Hovet, David Barr, & Andrew Santana
 - b. Management: Nicole Overlander- Community Manager
- II. APPROVAL OF MINUTES – April 18th 2026**
- III. LEGAL ISSUES – No legal items for Executive Session**
- IV. VIOLATIONS – See Attached report - Review Pending Matters**
- V. NONCOMPLIANCE – Review Pending Matters**
- VI. DELINQUENCIES – Review Overdue Financial Obligations.**
- VII. BOARD MEMBER INPUT -**
- VIII. ADJOURN EXECUTIVE SESSION -**