

RIO BUENA VISTA HOA

OPEN BOARD MEETING MINUTES

April 18th 2026 @ 8:00 AM

Rio Buena Vista Pool Area - Needles CA

I. CALL TO ORDER

The meeting was called to order at 8:12 am by Board President Mercy Urrea.

II. ROLL CALL

- a. Board Members: President-Mercy Urrea, Treasurer- Brian Hovet, Member at Large-Andrew Santana, Vice President-Jeff Marsden-Zoom and Secretary Dave Barr
- b. HOAMCO Management: Michelle Vandenberg- Previous Community Manager, Nicole Overlander- Community Manager
- c. Guests – signed in and homeowners on zoom

III. APPROVAL OF MINUTES:

- a. January 17, 2026 – Mercy Urrea made a motion to approve the January 17, 2026, Board Meeting Minutes. Brian Hovet seconded the motion. The remaining Board members voted in favor. The motion carried and was approved.

IV. TREASURERS REPORT

- a. Financials – The December 2025 Financial Statements were presented for approval. Mercy Urrea made a motion to approve the December Financials, and Brian Hovet seconded the motion. The motion carried. The January, February, and March 2026 Financial Statements were presented and reviewed by Treasurer Brian Hovet. Andrew made a motion to approve the January, February, and March 2026 Financials, and Brian Hovet seconded the motion. The remaining Board members voted in favor. The motion carried and the Financials were approved.

V. OLD BUSINESS -

- a. Infrastructure Update - Discussion:
 - Four (4) more Scrubbers were installed at manholes for a total of 8 throughout the community. Simon Sewer Hydro jetted the sewer the week ending in 4/10/26. The sewer maintenance has increased to a quarterly schedule to keep up on maintenance and Cleaning.

- Pressure Regulator valves are needed at both ends of property.
- Lift Station requires maintenance regularly.
- b. Committee Updates – Discussion:
 1. Pool/Security Committee:
 - Gazebo Lights Update – Discussion: All Phase Electric Installed Gazebo Lights at pool area. Post Lights installed on pillars around pool Fencing.
 - Electricians are still working on minor electrical issues that will be corrected.
 2. ARC Committee:
 - Management to confirm Allan and Cindy are ARC Committee.

VI. NEW BUSINESS:

- a. Positions of Officers- Discussion:
 - Mercy Urrea made a motion to retain the current Board officer positions. Dave approved the motion, and Andrew seconded. All Board members voted in favor. The motion passed unanimously.
 - President: Mercy Urrea
 - Vice President: Jeff Marsden
 - Treasurer: Brian Hovet
 - Secretary: Dave Barr
 - Member at Large: Andrew Santana
- b. Update Rules & Regulations against current State Laws- Discussion
 - The Board directed Management to contact Association legal counsel and obtain an estimated cost for updating the governing documents. Dave and Andrew will work with Management to review the proposed updates and ensure compliance with current state laws.
- c. Enforcement of Rules & Regulations- Discussion:
 - Management and the Board have received homeowner concerns regarding the consistency of violation enforcement within the community. The Board discussed its obligation to enforce the governing documents fairly and consistently and to comply with applicable state laws. Violations will continue to be addressed uniformly throughout the community.

VII. HOMEOWNER FORUM:

- a. Pat Howard-Discussed placing a pole where Beach Ct. and Marina Drive meet which shows access to the neighboring community as E-bikes are speeding through the Rio Buena Vista neighborhood and coming from that area. He expressed concerns over possible accidents and the liability of the Association.
- b. Sasha Roberts- Discussed having issues with city of Needles and finding a surveyor to survey the property for the extending of a garage. Nicole will reach out to survey company and extend the contacts to Mr & Mrs. Roberts.

VIII. BOARD MEMBER INPUT

- a. Andrew will contact homeowner about manhole scrubbers.
- b. Dave requested management to eblast the community about weeds, Boat Parking, Safety, and all motorized vehicles in the community. Dave would like management to investigate ICS accounts to make sure money is in multiple accounts, so it does not go over the insured limits of \$250,000.00. Management to look into GL Code 8280 find out if California is Exempt. Dave would like the Reserve account to be line itemed. Corrections need to be made on the Rio Buena Vista Website.
- c. Brian- Went over the finances of the Community Reserves are 56% funded if they move \$40,000 into Reserve Account it would put them at upper Reserve numbers.
- d. Mercy- Requests Management to reach out to the Banker and CPA on the options for the Finances and Accounts.

IX. MEETING SCHEDULE – July 18th, 2026 – 8am at HOAMCO Conference Room 201

X. ADJOURN OPEN SESSION – Motion to adjourn by Mercy/Brian – all in favor and the meeting adjourned at 9:20 am