

CASAS DEL RIO HOA
Quarterly Board of Directors Meeting Minutes
Buckskin Fire Department
Saturday, May 8, 2022

Call Meeting to Order: 09:00 a.m.

Pledge of Allegiance

Introductions of Homeowners

Board Members in Attendance: Bob Boermans, Janet Moulin, Sue Brandstetter, Mike Mocilnikar, Pat Wooten, Raquel Vander Molen. Property Manager - Heather Wilson, Property Maintenance - Patrick Porterfield

Review Homeowners Meeting Minutes: Prepared/presented by CDR Secretary: Mike Mocilnikar

Motion to Approve: Richard Lee

Second: Jack Vander Molen

Discussion: None

Approved: All

Opposed: None

Reviewed Financial Statements: Prepared by Parker Accounting, Presented by CDR Treasurer: Sue Brandstetter.

Motion to Approve: Janet Mocilnikar

Second: Lori Smith

Discussion: Balance Sheet- Negative balance in Accounts Receivable due to bills paid out on 05/01/2022 and not all the dues are deposited. All homeowners are up to date on dues.

Profit and Loss Jan thru Apr 2022- Increase in Flood and Liability Insurance. BOD will shop around for a better rate. Buckskin assessment down to one payment. Janet will call to get final payment and discuss at next scheduled BOD meeting.

Profit and Loss Annual Comparison – Increase in dues is the result of interest from late fees.

Approved: All

Opposed: None

Old Business

- a. A reminder that the CDR email address, casadelrio9170@gmail.com, is available to all homeowners for all issues, and is monitored daily by our Property Manager, Heather Wilson. All inquiries will be addressed and answered.
- b. All the carpeting in the previously identified units that needed replacement has been replaced. Recarpeting has been our highest reoccurring maintenance expense.
- c. North side seawall stair install is completed.

New Business:

- a. Casas Del Rio website was discussed. Heather Wilson, Raquel Vander Molen and Mike Mocilnikar approached a local website designer. We discussed the improvement/implementation of the CDR website. The designer has submitted a bid for \$1795.00 to develop the website. Mike Mocilnikar and Lori Smith will continue with the implementation of the website and present the progress at the next scheduled BOD meeting.
- b. Maintenance Project – The Marina Maintenance Project Committee contracted Conceptual Design and Planning Company (CDPC) to provide CDR with a conceptual video of the proposed repairs. Key points of the discussion: The video is the first concept with continued discussion with CDPC to edit plans based

on budget and additional input from the Maintenance Committee. Preliminary budget for Phase I is \$260,000.00 to \$270,000.00. Proposed start date would be mid-January 2023. No contractors have been contacted at this time for bids. Safety and structural concerns were discussed. Discussions to move forward with CDPD will be based on Maintenance Project voting results. Richard Lee volunteered to join the Maintenance Committee. Any additional volunteers need to contact

- c. Ballots were mailed out to all homeowners for a vote to approve the Maintenance Project. Out of 33 ballots tallied from homeowners present and ballots mailed in, 28 votes were in favor and 5 votes were opposed. The measure passed with an 84.8% approval. The preferred option for payment was Option 2 with 21 votes and Option 1 with 11 votes.

Open Discussion:

Unit 7 homeowners would like the board to address the gap at the bottom of the staircase for easier accessibility into their unit. Bob Boermans acknowledged the issue and the BOD will readdress the condition.

Homeowners are reminded that the rolling gate at the northeast corner of the overflow parking lot should be kept closed at all times. There is no lock on the gate, but the chain at the gate should be wrapped around the posts once the gate is closed.

BOD Voting Results:

- a. Richard Lee, Lori Smith and Joe Corrigan were unanimously voted onto the Board of Directors by members present at the annual meeting.
- b. Pat Wooten, Mike Mocilnikar, Sue Brandstetter and Pat Jennett are no longer on the Board of Directors.

Next proposed BOD Quarterly Meeting:

Date: May 7, 2022

Time: 09:00 MST

Location: TBA

Adjourn Meeting: 10:58

Motion to Approve: Jack Coito

Second: Richard Lee

Approved: All

Opposed: None