

CASAS DEL RIO HOA
BOARD OF DIRECTORS BOARD MEETING
Saturday, August 6, 2022 - 9:00 am
Buckskin Fire Department
Meeting Minutes

- Call Meeting to Order: 9:10 AM
- Pledge of allegiance
- Introductions
- **Board Members in Attendance:** Bob Boermans, Joe Corrigan, Richard Lee, Janet Moulin, Raquel Vander Molen, and Lori Smith. Property Manager- Heather Wilson and Property Maintenance - Patrick Porterfield.

Review Homeowners Meeting Minutes – May 8, 2022: Prepared/Presented by Prior CDR Secretary – Mike Mocilnikar

Motion to Approve Minutes – Richard Lee

Second: Janet Moulin

Discussion: None

Approved: All

Opposed: None

Motion Carried

TREASURER’S REPORT

Review Financial Statements: Prepared by Parker Accounting, Presented by – Richard Lee

Everything seems to be in-line. Need to have signers on account to sign checks. Richard is going today to sign.

Motion to Approve July 31, 2022 Financials: Lori Smith

Second: Rachael Vander Molen

Discussion: All Homeowners are up to date on dues.

Approved: All

Opposed: None

Motion Carried.

OLD BUSINESS

Final Review/CDR Rules - Mike Mocilnikar spoke to the new language added to the CC&R’s along with reading out the new language added. Mike also made sure there are no violations so that the Board can determine whether to adopt the new rules and regulation to the CC&R’s.

The Board can amend the rules as they see fit. When Richard Mathews was on the committee for rules and regulation he started and Mike continued. They have been approved by John Churchill. It has been presented to the Board to determine if they wish to adopt these rules and regulations and at the very end there is the fines and enforcement of the rules to be levied on pg. 5/6. Loading/unloading docks was mentioned. There is a New Renter in Unit #35 has a pontune boat and has been parking it at loading/unloading area everyday and overnight. The river facing docks on both sides are for loading and unloading only with no permanent parking in this area. It is owners responsibility to let their renter know.

It was discussed that New Letter/Signs be placed that this area is for loading/unloading only on both the west and east facing docks. It should also be added to the CC&R's for clarity.

Lanaguage – Docks on west facing dock of marina are for loading and unloading area only.

Motion to adopt the new rules – Richard Lee

Second – Joe Corrigan

Discussion – Joe Corrigan liked the ideal of the fines, there is a concern on time frame. Owner/Rent pays fine but they continue to break the rule. See how timing goes at this time. There is \$500.00 per rental agreement/short term..

Satellite dishes – bolting of satellite dishes to building - \$50.00 fine for not adhering to CC&R. Heather Wilson stated it would be a progressive fine \$50.00 1st offense; and then \$50.00 ever day after if not corrected. Must be done within 30 day notice. If can't get done, need to notify Heather Wilson & the Board that they are going to take care of or make reasonable arrangements by "X" date.

The discussion can be continued on fines and increases should it not be taken care of and determined at a later date and given to each Owner so that they are aware of the new rules.

Motion to adopt CDR Rules as Written with amended time limits – Richard Lee

Second – Joe Corrigan

Discussion – Raquel Vander Molen asked if we are making it stiff enough so people Board can revise or another Board can change if not working.

Favor – All

Opposed – None

Motion Carried

Website update

Mike Mocolnikar had a conversation with Frank regarding if he was ready to upload the minutes/adgenda in the website. The website will also include the

Financials/Budgets once they are turned into PDF's. Mindy's items (Parker Accounting) are sent to Heather for review and then finalized. All accounting is approved by Heather Wilson prior to uploading to Website. Website is up and running. Only outstanding item are putting in the right photos for the site. Should be ready by Monday per Frank and information placed in on Monday.

REIMBURSEMENT

Mike Mocilikar has been using his computer / Zoom for the Board HOA meetings and would like to be reimbursed for the cost which is currently at \$149.00. Mike is happy to continue doing this provided if he is reimbursed for the cost. Board agreed to him being reimbursed.

Progress on Harbor and Maintenance project – Bob Boermans had design review with architect. Biggest change is leveling the lawn area where slope drops off. Furniture on plan was for portrail purpose. Does not block views. Discussion on adding more landscaping in back area (plantings) and get rid of course gravel area. Grass takes a lot of water (costs) but it was determined that artificial grass would create more heat. Design Committee to review again and if acceptable will present to architect to review and comment and then we can determine the plants for the area. We discuss doing more desert plants. Plan discuss was for the entire project from front to back and to be done in phases. Architect has done a lot in the AZ and NV area. This gives it harmony.

NEW BUSINESS

Bob Boerman's request to step down as BOD President

Vote in new President as of August 6, 2022 – Bob Boerman requested to step down due to his current work load/schedule at work. Hasn't had time looking at personal email. Too overwhelming. Doesn't mind chairing the meetings. Janet Moulin requestd that he remain and she will help with some of the duties required. If Bob does get busy the rest of the Board will step up to help. Bob just needs to reach out. Bob stated he would be willing to stay on until next meeting to see how things go if rest of Board handles day-to-day. Emails for request for help will go to everyone to help pick-up an issue that needs to be handled.

Bob requested that when an email change starts to not add new topics to that email chain. Please start a new email. Also please make sure to keep Board of Director emails separate from Project Committee emails.

Responsibilities of BOD members and their positions – a discussion was held for any questions from the Board regarding their positions. All questions were answered accordingly.

Assessment

Discussion was held on the assessment money is due for the upgrades to the common areas and the notification letter to homeowners. The Board is not doing this, that Homeowners approve project on May 8, 2022 per a vote that was approved. Minor modification was made to the letter and the date that payment was due was changed to January 31, 2023. Notification of Assessment is to be made to Parker Accounting so they can add to monthly HOA statements and to make sure it is applied correctly to each Homeowners account.

Motion to Approve to move date to January 31, 2023 – Lori Smith

Second – Joe Corrigan

Approved – All

Opposed – None

Motioned Carried.

Unit #13 VanderMolen's request for a new front door

Raquel Vander Molen provided an update on replacing her door to her unit which has a 1" gap so they need a new frame and hoping to keep door. It was recommended to not go metal but to go with fiberglass. Metal absorbs the heat, and wood doors warp. The door would need to match as close as possible to the current door, which is a 6 panel door. Presented a quote from Lowes. Is the door replacement may be the Homeowner responsibility? The Association can not be responsible for construction issue that date back 30 years, such as the stairs issue on Unit #7. Bob Boermans stated at one time the HOA came around and wanted to replace all the doors but most owners liked their doors and wanted to keep them. Doors will be reviewed and decided upon on a case-by-case basis not due to construction defects. In this case, Unit #13 is entitled to a new door. Cost should not exceed \$1,600.00.

Motion to approve request for new door for Unit #13 and not to exceed more than \$1,600.00 – Richard Lee

Second – Janet Moulin

Approved – 5 Board members (Raquel Vander Molen abstained)

Opposed - None

Motion Carried.

Unit #33 Gomps complaint regarding Unit #34

The Gomps (Mike & Janet) have filed a formal complaint with the Board regarding the smoking and odors that are coming from Unit #34. They have not spoken to the existing tenant who was a prior tenant years ago. They chose not get into a fight with him or those people that are at the unit at various time. In the past they have had to call the police. The smoking smell and cannabis smell is so strong from the unit and is non-stop, and is impeding their unit which now smells like an ashtray, which is effecting their ability to use their unit due to their daught has health issue. Per the Declaration of the CC&R Article 7 Section 40 states they are not to annoy, be offensive to other members. They are not sure how it is effecting the unit on the other side.

Heather went in and confirmed smell in space. They feel they can no longer use their unit due to this issue. Unit #34 tenant stated issue was with filters not being changed for quite sometime. They are asking that the Board to adopt some type of policy for smoking inside the units due to the walls are the HOA responsibility and not the homeowner. Also, Unit #34 has a lot of visitors and are creating a lot of trash that they leave in the walkway to the garage and in front of unit. Also a lot of loud partying into the morning hours. Owners need to be responsible for guests. Does #35 having a problem with it? Have wiped down everything to get rid of the odor.

The Board is sympathetic on this issue, however, to adopt a rule as aggressive as this would need to go through our attorney, John Churchill, regarding whether a no smoking rule can be implement since the units are owned personally and there are 38 units. We stated that we would discuss with our attorney to see what can be done.

The Gomps wanted to put it on record and stated that the Owner could be in violation of AZ ordinance. They feel it is more a violation of the rules and annoance of the rules. They have a list, along with dates that other owners have had issue with regarding Unit #34. They also have affidavits from neighbors. Heather shall get the various items, times they have been there that the Gomps have colleted so that the attorney can prepare a letter to the Tenant/Owner in Unit #34. The Gomp's may have Civil case regarding thi issue and it is best that the Board send a Notice to Unit #34 to be put on Notice.

Motion: Speak with the HOA Attorney – Mr. Churchill and prepare letter stating specific list of items/issue on Unit #34 on being a nuisance on behalf of the BOD - Richard Lee

Second – Raquel Vander Molen

Approved – All

Opposed – None

Motion Carried

Stair Area - Unit #7 – Oswner's Request to Fix bottom stair area

The stair area from the garage to the stairwell is a 22" area and the risers are about the same height. It is very close to 7" normal number, her tread is wider by 1", but if you have 12 treads you have a foot. Unfortunately, this is the way it was built 30-years ago. The concrete step at the end is not going to change. We can't make the step higher or lower . On some units the concrete step was corrected/added due to the old posts rotting out. No way to correct it and make it legal with La Paz County without ripping out the entire stairwell.

The HOA can't have 38 owners requesting the HOA to fix/accommodate stairwell steps for them. The Board is sympathetic to the issue but this was the way it was built. The Owner of the unit can hire a professional to change it, however, the Owner would need to pay for it and they would need to present plans/permits and the contractor with the necessary insurance to get the work

done. The Owner can also hire a professional mover that that move/remove larger items in the unit.

Leak in front of Storage Room – Patrick Porterfield

This is interesting. Found 3 months ago, by Unit #17, outside gate. Water was coming up from the concrete. Not very strong but made a puddle. Was not irrigation, sprinkler changed out, and it dried up for about a month. Then it came back and flood to the launch ramp. Was it water main. Found there was an extra valve from sprinkler system under stairs under Unit #15 an old irrigation not hooked to any thing and diaphragm went bad. \$12.00 fix capped it off. Was dry for a couple of months.

It came back again not leaking bad, not sure what it is. Leak could be under concrete and would need to cut square out. Plumber came out and did not want to cut the concrete out. Do we hire plumber cheaper or hire Mojave Leak Detection cost \$650.00 but they will find the leak. If leak is not under square would be good to know it is not there which is why he feels this would be the better option. Could be chasing it all over the place.

Was flooding lower area by launch ramp and water would then run down launch ramp. Has been leaking for a week, thought it was fixed but issue still there and we do not know where it is coming from. No irrigation pressure line in area. Mojave Leak Detection would be a possibly less than \$650.00, but would need to have them out. It is bad and needs to be looked at. It will get worse. We would need to schedule a time to come out. They will find it.

Could it be from Unit #21? Could possibly be from there. We should bring someone out to address it. Possible erosion to area. Can we turn off water in the area to determine if it is from a unit? This may be a good option to start with. Mojave goes to the main source and finds it. Could it be a leaking toilet? Could owner's have a leaking/running toilet. Not everyone shuts their water valves off. Can everyone review their faucet's and toilet's and make sure they are not leaking.

Rules & Regulations

Churchill reviewed and everything looks pretty good just grammatical errors to be corrected, only one area was a problem about "Flags". There is a specific Federal Regulations being able to fly a Flag. You can fly an American Flag, a POW Flag, an Arizona Flag, a Arizona Indian Nation Flag or a Gaston Don't Tread on Me Flag can not prohibit someone from flying one of these flags. We can not prevent someone putting up a pole to fly that flag, but we can tell them where they can put the pole/mounted. Any other flag we have that we can limit size and number of them. Statue we can refer to that in a condo complex you are allowed to post "For Sale Signs" and "Political Signs" and it has to be a certain size and can only go up a certain number of days before an election and come down after so many days after an election. That was the sticking point and it is a United States code. AZ revised statue reads almost like the United States Federal Code and in the United States Code as far as any political

posters it can't violate whatever the City or local statute is and Mike Mociłnikar can't find anything in the Parker statute on political signage anywhere. Whatever is decided it must coincide with the United States Federal Code.

CDR Insurance

Insurance Policy – Diana Rose email about looking at insurance. Diana's son, Nick, is in the business and can give us quote. Would this be a Conflict of interest? Nick doesn't live at the project. Janet Moulin did not call him for quote as she was not sure. Current carrier, State Farm, raised the rate on policy to cover project. Janet called Allstate and they would insure due to age of building. La Paz Insurance, Debra, sent out to companies too early with policy due in January 2023. We should revisit at next meeting. Should have Rating AAA – which is all the larger companies. Policy in place is very good. Not updated recently and replacement value is up. We should we still wait to see what Debra comes up with as quotes. Can we look at another name brand company? Yes, we should get more than one. Joe not against getting quote, he is not home owner. If he is an agent, he will go out to get quotes. HOA's are hard to get quotes for.

Vote to get a quote from Nick Rose for Insurance – **Motion to get quote** - Bob Boermans

Second – Lori Smith

Discussion – None

Approved – All

Opposed – None

Motion Carried

OPEN DISCUSSION

Heather Wilson sold home and will be leaving the area but is committing to work until October 1, 2022. Does have a gentleman, Brant Looney, who is interviewing at the Keys for her current position. He has construction management and property management. She feels he would be good fit for the HOA. He currently has a place in Keys (dry lot) and willing move if he can get enough work in the area. Heather will be doing Moonridge remotely. Will be staying in RV Park in a 5th wheel for the time being. Will be moving to Pahrump, Nevada where family lives. We can do onsite interview, but he currently lives in OC. If he takes the Keys job he will be moving here permanently. Heather can stay on remotely until we find someone if that will help. We will miss you terribly! Will keep us informed after meeting at the Keys how it went. Heather will get copy of stamp and Lori will make one for our BOD to us.

Unit #24 – Birds/Trees and Stucco – Tree trimming – The big ficus tree was not trimmed this year. October would be the time to cut/trim this tree. The stairs lights were damaged when repair lighting. They are looking for lighting in that area. Solar light might be the answer. Maybe put one up that is mounted on

building. Stucco (Ernesto) will review and patch issues. Heather will look at hole in #34 and review. Warn if we repair once, but if happens again, they will have to absorb the cost. Do review of property for stucco during the maintenance/project construction. Have PJ trim the tree back a little off the building. This winter is a hard prune on the trees. Carpet in common area/stairs/patio needs to be requested. Birds pick at the carpet for nests. Also looking at new tree trimming company to check costs.

Joe Corrigan asked to review the boat docks as when the water level is low the waverunner crash bottom of docks and damage both docks and waverunner when getting off. Can we get rubber bumpers on bottom of all docks for protection and can we get an upgrade homeowners list? Homeowners list usually comes out at the meetings and if they wish to participate and give information it is up to them. Will be on the new website. With regards to the bumpers for the docks the owner should put the appropriate bumpers to protect his water craft. If we were making corrections to the docks, we would fix it then. The fix would not be a cheap fix to put bumpers on. Is it necessary and should we wait on this. We need to take into consideration the aqua-thrusters when they are on and the bumper impeding the work they do. Also, we have an issue with dock decay as water will get trapped and cause wood to deteriorate.

Janet Moulin requested to change November 5th meeting BOD – would like to move it to November 12, 2022. BOD agreed to change date.

Call for adjournment – Richard Lee

Second – Rachel Vander Molen

Favor – All

Opposed - None

Adjourned–11:15AM

