

**Casas Del Rio HOA
Board Of Directors Approved Meeting Minutes
Saturday, November 12, 2022
Buckskin Fire Department
8500 Riverside Drive, Parker, AZ**

Call Meeting to Order – 9:11 AM

Pledge of Allegiance

Board Members Present:

President:	Bob Boermans
Vice President	Janet Moulin
Secretary	Lori Smith
Treasurer	Richard Lee
Director	Joe Corrigan
Director	Raquel Vander Molen

Guests

Ann McGrew
Diane Rose
Tommy Leighton
Heather Porterfield

Approval of August 2022 Meeting Minutes

August 2022 Board Meeting Minutes were reviewed.

Richard Lee made a motion to approve the August 2022 Board Meeting Minutes. Raquel Vander Molen seconded the motion and the motion carried.

Discussion – It was mentioned that the letter implementing the Rules & Regulations was actually a letter for the smoking situation.

Treasurer's Report

- An update on those that have paid or are making payments on the Common Area Project and 22 units have not paid anything.
- HOA dues are current.
- A request was made to do a final tally on what has been paid to the Architect for the Common Area Project.

Treasurer's Report Continued

- Review of Profit & Loss statement with discussion on various line items.

Lori Smith made a motion to approve the current Balance/Profit & Lose statement.
Janet Moulin second the motion and the motion carried.

Discussion – None

Old Business

Website Update

- Website is CasasDelRioHOA.org. There is no password. All Unit Owners will have access to Meeting Minutes, Posting, Messages and Financial Review. Currently Photos being added with Home Page showing marina. We will be putting on the 3D schematic on the site and the fly-over video.

Update Harbor & Maintenance Project

- The Board has received the final drawings from the Architect. Discussion was held on lighting for the sidewalks. This portion of the work would be done in the 2nd Phase of the project. We could potentially value engineering the lighting and do a photo metric study when this phase is activated.
- Discussion was held on whether the HOA should be the General Contractor or if we should hire a General to get the bids. It was determined that it would be best to hire a local General Contractor (Havasu based) to get bids for Phase I and run the project.

Casas Del Rio Liability Insurance Policy

- Diana Rose spoke regarding allowing her son, Nick Rose, to submit a quote that he is not a property owner on the premises.
- Reviewing with La Paz Insurance (quotes 30 days out), Allstate and State Farm. Our current policy is with State Farm and rates do not seem out of control based on age of the project.

New Business

Letter from Attorney regarding "Smoking"

- The Board continues to try and find a solution for the Gomps, Unit 33, to resolve the smoking issues coming from Unit 34. A letter is being considered informing the Owner in Unit 34 of the issue. It may be preferred that the attorney for the HOA write the letter. We will contact Jason, the new attorney for the HOA to draft a letter for review.

New Business Continued

Letter from Attorney regarding “Smoking” Continued

Richard Lee made a motion to have the attorney draft a letter for review to Unit 34 regarding the various smoking issues arising from the unit. Janet Moulin second the motion, no discussion, the motion carried.

Request for New Carpeting on Stairs and Balconies Unit 4, Unit 21, and Unit 28

- It was reported that 3 units, #4, #21, and #28 need new carpet and possibly plywood replacement. A quote was received from a vendor that our property manager trusts and does a good job. Total Cost - \$9,575.00. It was brought to the BOD that Units #27, #3, #15 and #17 also need to be replaced.
- Board agreed to get the additional units priced out hoping that there would be cost saving due to the number being repaired. The Property Manager will have them come out and re-quote due to the additional units.
- Board needs to review the budget to see how much funds are currently available in maintenance budget for this repair and see how it will affect the Marina Project.

New Storm Door – Unit 6

- Unit 6 is requesting to replace their screen door with a new storm door as submitted. The owner will pay for everything associated with the new storm door.

Richard Lee made a motion to allow Unit 6 to replace their screen door with storm door as submitted at their cost. –Joe Corrigan second the motion, Bob Boermans abstained, no discussion motion carried.

Community Manager

- Our current Property Manager, Heather Wilson, is now working for us remotely until we find a new Property Manager. Brant Looney is a possibility and we thought he would be at the meeting to interview, but communications on date was not clear. We will table this discussion until an interview can be setup.
- Heather Porterfield presented two options outlining various duties to the Board for temporary remote management until a local permanent property manager could be interviewed and retained.

Richard Lee made a motion to approve Option 2 for a cost of \$600/mo. until a permanent manager could be found. Raquel Vander Molen second the motion, no discussion the motion carried.

New Business Continued

Tommy Leighton – Unit 17

- Tommy Leighton has an issue with owners of other units blocking entrance to his garage. He feels there should be additional “No Parking” signs in this area , so it does not hinder owners getting into their garage to park. Tommy stated If a vehicle is too large to park behind their garage, they need to not park there and to park across the street in the overflow lot.
- The BOD requested that Tommy put this in writing for the files and take a photo of vehicle(s) that are blocking access to his garage so the Board can address the issue with that unit.
- BOD feels a letter should go out to each owner reminding them that they cannot block access to other units with their vehicle(s) and that they need to be considerate and cognizant of this issue.
- If your vehicle is blocking access, please park in the overflow parking across the street.

Joe Corrigan made a motion to send a community letter regarding parking addressing these issues. Bob Boermans second the motion and the motion carried.

Lori Smith made a Motion to Adjourn the meeting at 10:28 am. Richard Lee second the motion and the motion carried.