

Casas Del Rio HOA

Approved Annual Homeowners Meeting Minutes

May 6, 2023

La Paz County Sheriff Boating and Safety Training Room
8400 Riverside Drive, Parker, AZ

Bob Boermans called the Casas Del Rio Annual Homeowners Meeting to order on May 6, 2023 at 9:00 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

Others Present:

Recording Secretary /Community Manager	Heather Porterfield
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Guests

Ann McGrew	Unit 3
Pat Wooten	Unit 4 and Unit 21
Patricia Wooten	Unit 4 and Unit 21
Lisa Hankard	Unit 5
Sue Brandsetter	Unit 5
Cindy Low	Unit 7
Mark Lopez	Unit 9
Terrie Lopez	Unit 9
Jeanene VanderMolen	Unit 11
Janet Mocilnikar	Unit 12
Mike Mocilnikar	Unit 12
Jack Sandoval	Unit 13
Diana Rose	Unit 18
Chris Roth	Unit 20
Cody Roth	Unit 20
Jack Coito	Unit 23
Christine Coito	Unit 23

Guests Continued

Lisa Corrigan	Unit 25
Shari Stover	Unit 27
Chris Mocolnikar	Unit 28
Mike Gomps	Unit 33
Janet Gomps	Unit 33
Russ Borup	Unit 35
Carole D'Amco	Unit 35
Pat Jennett	Unit 37
Patrick Porterfield	

Collection of Ballots

Robert Boermans requested that all ballots be turned in at this time.

APPROVAL OF THE MAY 2022 ANNUAL HOMEOWNERS MEETING MINUTES

Lori Smith made a motion to approve the May 2022 Annual Homeowners Meeting Minutes. Janet Moulin second the motion and the motion passed unanimously.

APPROVAL OF THE 2023 BUDGET

Richard Lee reported the 2023 Budget is based on the actual expenses from 2022.

Discussion

Homeowners questioned the \$15,000.00 in Professional Fees that was spent. Richard Lee noted \$5,000.00 was paid to the Architect to get the marina harbor project up and running and \$10,000.00 was for the marina harbor drawings.

Janet Mocolnikar made a motion to approved the 2023 Budget. Lisa Hankard second the motion and the motion passed unanimously.

PRESIDENT'S REPORT – BOB BOERMANS

Request for New Carpeting on Stairs and Balconies Unit 1, Unit 2, Unit 3, Unit 4, Unit 6, Unit 15, Unit 17, Unit 21, Unit 27, and Unit 28.

Heather Wilson reported she has submitted to the Board a revised bid in the amount of **\$20,600.00** for ten (10) units.

Discussion

Homeowners of Unit 18 and Unit 23 requested to have their carpet replaced.

Heather Wilson reported she will get pricing for Unit 18 and Unit 23 and will submit the new pricing to the Board.

PRESIDENT'S REPORT – BOB BOERMANS CONTINUED

Request for New Carpeting on Stairs and Balconies Unit 1, Unit 2, Unit 3, Unit 4, Unit 6, Unit 15, Unit 17, Unit 21, Unit 27, and Unit 28 continued.

Richard Lee reported he is looking into a product called “New Trex” a flooring option to consider using for future units that will need carpet replacement and he is willing to install a sample of the product on his balcony at no charge to Casas Del Rio.

Robert Boermans stated the Board will discuss the installation of an alternate flooring product that Richard Lee is proposing to install as a sample on his deck at the next Board of Directors board meeting.

Website

Heather Wilson reported the Casas Del Rio website is up and running you can view the website at casadelriohoa.org and the password for the members only section is **RIO9170**.

Heather Wilson also reported Frank from Netserve is currently posting meeting minutes, financial reports and agendas along with documents from the past that was given to him.

Heather Wilson noted, there is also a photo gallery on the website, should anyone have photos they want to have posted, to email them to her at casadelrio9170@gmail.com.

Marina Harbor Project

Robert Boermans reported the Marina Harbor Maintenance Committee has finalized the drawings, a package has been put together for contractors to bid on, and that Mike Mocilnikar has put numerous hours into contacting (30) different contractors soliciting bids to do the project.

Mike Mocilnikar reported the “Marina Harbor Maintenance Project” was approved by the membership May of 2022 and the Marina Harbor Maintenance Committee finalized the architectural drawings to be put out to bid November 2022. The Marina Harbor Maintenance Committee started to aggressively solicit local contractors for bids from November 2022 thru February 2023 with no positive results. The Marina Harbor Maintenance Committee then expanded their search, to Bullhead, Kingman, and Yuma reaching out to thirty contractors and out of thirty contractors only two were willing to walk the property, both of the contractors are located in Yuma, one of them being the original builder of Casas Del Rio years ago (Yuma Valley Construction).

Mike Mocilnikar reported the Marina Harbor Project Committee did receive a bid from Yuma Valley Construction the bid was close to **\$900,000.00** and is based on the construction being done in a single phase.

PRESIDENT'S REPORT –BOERMANS CONTINUED

Marina Harbor Project Continued

Mike Mocilnikar also reported in March of 2023 he met with CL Woodward at the property and in April he received CL Woodward's bid in the amount of **\$260,000.00**, which only includes the demo of existing concrete, replacement of the new concrete and prepping the grass area to grade level ready for landscaping. C.L. Woodward's bid does not include the landscaping, irrigation or the electrical. Mike noted the project would be done in a single phase with the anticipation of the start date to be February 2024 and is based on a five-week completion date.

Mike Mocilnikar stated; that being said the Marina Harbor Maintenance Committee is currently seeking individual pricing for the landscaping, irrigation and electrical and it is looking like the project is going to be done in a single phase, which in actuality is a more cost-effective direction for Casas Del Rio to consider.

Robert Boermans reported the Marina Harbor Maintenance Committee is seeking out a third bid from Bob Vorhees who is bidding the project based on a concrete overlay and will update everyone once the committee has solid information to share and perhaps, we should consider holding a special meeting to discuss the final numbers for the Marina Harbor Project.

OPEN DISCUSSION

Homeowners Issues and Concerns

Lisa Hankard Unit 5 expressed her concern in regards to asking homeowners to pay a special assessment before they were fully informed as to what the bids included and to not be given the opportunity to review them, like we have done in the past. That being said she hopes for the individuals that have not yet paid the special assessment to not be financially penalized late fees.

Terri Lopez Unit 9 requested when the Marina Harbor Maintenance Committee has the final numbers for the project that it be posted on the website to give homeowners the opportunity to review and give their feedback.

Bob Boermans stated yes, we will post the information on the website and perhaps also do a mailout and appreciates everyone's input.

Homeowners were concerned as to what a HOA should contribute monthly to the reserve account. Richard Lee stated that we are currently funding the reserve account \$200.00 per month, which is not enough.

Mike Mocilnikar reported he went on the internet and looked up reserve funds for condominiums in Arizona and it said there is no statute that states you have to maintain a reserve fund in the state of Arizona.

OPEN DISCUSSION CONTINUED

Homeowners Issues and Concerns Continued

Although it is recommended that HOA's reserve fund should be 60% of what they collect in HOA dues, which Casas Del Rio collects \$124,600.00 and 60% of that amount is \$74,760.00.

Janet Moulin stated we need to maintain the \$74,760.00 in our reserve fund which the Board was in agreement.

Mike Gomps Unit 33 reported he is having issues with his neighbor in Unit 34 in regards to the loud music, the smell of tobacco and cannabis which actually travels into his unit and that his unit smells like tobacco.

Mike Gomps also reported on several occasions when he comes out to his unit, a vehicle is parked in front of his garage, he then has to spend the time trying to figure out whose vehicle is blocking access to his garage and it turns out to be Unit 34's guest. Mike Gomps stated he has spoken several times with Unit 34 and Unit 34's response has been very controversial and is reaching out to the Board to see if there is any the HOA can do.

Heather Wilson told Mike Gomps he can have the vehicle towed due to the fact Unit 34 is blocking access to his garage and as far as the loud music call the sheriff.

Bob Boermans reported a far as the smoking issue the Board has spent time and money with our attorney seeking legal counsel and in Arizona unfortunately, the HOA does not have the right to tell someone to stop smoking in their unit.

Heather Wilson reported she has had a conversation with Unit 34 regarding the smoking and loud music and has also send him a letter, therefore he has been made aware of the issues.

Lori Smith reported according to the rules that were adopted on August 6, 2022 we have the following fines in place:

Section 8 Parking Policies

Unit Owners are restricted to one vehicle in front of their garage, unless it is determined that vehicle obstructs ingress/egress to other unit owners' garages or entry to their unit etc.

First and subsequent offences: vehicles or trailer will be towed at the vehicle owner's expense.

OPEN DISCUSSION CONTINUED

Homeowners Issues and Concerns Continued

Section 10: Conduct and behavior

Casas del Rio is a family-oriented environment/per Article VII, Section 4 (d) and Article VII Section 4 (e), no unit owner, guest or tenant may permit any conduct that would obstruct or interfere with the rights of our annoy or be offensive to other unit members or create a nuisance etc....

First offense: Written notice to comply within 24 sent to the homeowner
Subsequent offenses: \$100.00 fine per occurrence.

Mike Gomps stated that he feels Unit 34 just does not care what his neighbor thinks.

Lori Smith reported we need to take photos and email them to Heather so she can follow up with a fine and the photo needs to include a copy of the license plate and a photo of the vehicle parked in front of your unit.

Mike Mocilnikar stated when parking your vehicle, you cannot block access to someone's garage however, if you park in front of someone's front door this is not considered blocking access.

Janet Moulin reported we currently have no way of identifying whose vehicles, trailers or RVS that are parked in the overflow parking lot belong to.

Chris Roth suggested that we have some type of parking stickers or parking passes that identify who the owners are.

Heather Wilson suggested that we order permanent parking stickers that say Casas Del Rio on it along with the unit number which will go onto the tongue of the trailer, then also order rear view hanger parking passes that have Casas Del Rio printed on it along with the unit number for you and your guests. As far as a temporary parking sticker for your guests' trailer, I can print up temporary stickers from my computer that only last a week or so.

Robert Boermans asked Heather Wilson to get information on parking stickers and parking passes for the Board to review.

VOTING RESULTS

Heather Wilson reported 24 homeowners turned in a ballot, 23 people wrote Mike Mocilnikar as a write-in, that being said Mike Mocilnikar is your new Board member.

ANNOUNCEMENTS

Bob Boermans announced next year we have three (3) Board positions open and asked homeowners to consider running for the Board.

Next Annual Homeowners meeting is on May 4, 2024.

Lori Smith made a motion to adjourn the meeting, Richard Lee second the motion and the motion passed unanimously.

Meeting adjourned 10:52 am