

Casas Del Rio HOA
Approved Board of Directors Meeting Minutes
Saturday, August 5, 2023
Buckskin Fire Department
8500 Riverside Drive, Parker, AZ

Call Meeting to Order – 9:00 AM

Pledge of Allegiance

Board Members Present:

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

Guests

Danny Smith	Unit 30 and Unit 31
Janet Gompper	Unit 34

Others Present:

Recording Secretary
/Community Manager Heather Porterfield

2023-2024 Board of Directors

Mike Mocolnikar announced the 2023-2024 Board of Directors as follows

- President Mike Mocolnikar
- Vice President Janet Moulin
- Secretary Lori Smith
- Treasurer Richard Lee
- Director Bob Boermans
- Director Joe Corrigan
- Director Janet VanderMolen

Approval of the February 4, 2023 Board of Directors Meeting Minutes

Lori Smith made a motion to approve the February 4, 2023 Board Meeting Minutes, with the exception of removing incomplete paragraphs 3 and 4 on Page 5 of 5. Richard Lee second the motion and the motion passed unanimously

Approval of the May 6, 2023 Annual Homeowners Meeting Minutes

Bob Boermans made a motion to approve the May 6, 2023 Annual Homeowners Meeting Minutes. Janet Moulin second the motion and the motion passed unanimously.

TREASURERS REPORT

Mike Mocolnikar reported Richard Lee has submitted the financial reports to the Board for review.

Insurance Premiums

Richard Lee reported there was an increase in our insurance premiums based on a federal audit by FEMA causing a financial impact to our expenses.

Buckskin Sanitary Sewer Assessment

Janet Moulin stated she will look into what the actual amount would be to pay off the Buckskin Sanitary sewer assessment so the Board can determine if it is in the best interest of Casas Del Rio to pay it off.

Lori Smith made a motion to approve the financial reports as submitted. Raquel Vander Moulin second the motion and the motion passed unanimously.

OLD BUSINESS

Harbor & Maintenance Project Update

Mike Mocolnikar reported he has received bids for the landscaping, electrical and concrete work and the committee will be meeting today after the Board Meeting to review the bids that we have received and to also discuss as to whether or not we are going to have the work done in one phase or two phases.

Marina Harbor Funding

Mike Mocolnikar reported; based on the decisions that are going to be made today at the Marina Harbor Committee Meeting, we will have a better understanding as to where we are with the project funding.

New Carpeting on Stairs and Balconies

Heather Wilson reported the carpet has been purchased and picked up, once she has confirmed the work schedule with the carpet company, she will put out a community email.

Heather Wilson noted the project will take place in phases; the first phase being the removal of all of the existing carpeting so we can see which units are going to require new plywood, once all of the plywood repairs are complete then we will move forward with the installation of the carpet. When all of the carpet is installed, we will move forward with the trim.

NEW BUSINESS

Statutory Agent

Mike Mociłnikar asked who our statutory agent is so we have this information available for legal counsel.

Janet Moulin reported it is her understanding that Carpenter Hazelwood is our statutory agent/legal counsel and she will confirm our status with Carpenter Hazelwood.

New Aqua Thrusters

Mike Mociłnikar suggested we consider purchasing a spare aqua thruster so we have one spare on hand and when one breaks down, we can remove it and replace it with the new aqua thruster and then have the broken aqua thruster repaired to keep as a spare. A new aqua thruster will run about \$1,700.00.

No motion was made tabled until the next Board meeting.

Parking Passes and Stickers

Mike Mociłnikar reported Heather has ordered and received all of the parking passes and parking stickers with Unit numbers preprinted on them.

Red and Silver Round Parking Stickers for Homeowners/Long Term Renters only

(4) per Homeowner

Heather Wilson stated the round sticker is for homeowners only and are to be placed on the tongue of their trailer and the round sticker can also be placed on the rearview window on the left-hand corner of the vehicle (drivers' side).

Orange Rearview Mirror Hangers for Homeowners and their Guests

(4) per Homeowner

Heather Wilson stated the rearview mirror hangers are for homeowners and their guests to hang from their rearview mirror.

White Temporary Round Parking Stickers for Guests Only

(4) per Homeowner

Heather Wilson stated these stickers are for guests only and are to be placed on the tongue of their trailer. The stickers are white and are designed for temporary use only, they fade out from the sun in a couple of weeks.

Heather Wilson stated all of the parking passes and stickers have preprinted unit numbers on them so it will be easy to identify a trailer or vehicle. Once the Board approves as to how many stickers and parking passes are to be handed out, she will move forward with mailing out the stickers and passes to homeowners.

NEW BUSINESS CONTINUED

Parking Passes and Stickers Continued

Mike Mocilnikar reported the Board needs to review the existing parking rules before we distribute the parking passes and stickers.

Bob Boermans reported we also need to verify what signs we are required to have posted in regards to parking passes, stickers and towing.

Mike Mocilnikar reported once the Board has verified what the existing parking rules are and what the necessary signage is required as far as towing, we will then move forward with the distribution of the parking passes and stickers.

Mike Mocilnikar stated he will review the existing parking and towing rules to verify as to whether or not the rules need to be amended so we are in compliance with the usage of the parking stickers, passes and towing. Once he has reviewed everything, he will then submit it to the Board for approval.

Tommy Leighton Unit 17 Parking Concerns

Mike Mocilnikar reported Tommy Leighton owner of Unit 17 has expressed his concerns in regards to our parking rules and allowing homeowners to park in front of their garages. Tommy Leighton has asked the Board to have our attorney look into what our parking rights are and if the HOA does not seek their own legal counsel regarding our parking rules, then he is going to hire his own attorney.

Bob Boermans stated; should Tommy Leighton move forward with his own attorney we will have our attorney respond back.

Bob Boermans made a motion to send Tommy Leighton a letter stating Casas Del Rio is standing by our current rules and regulations, however we cannot stop him from seeking his own legal counsel. Janet Moulin second the motion and the motion passed unanimously.

Mike Mocilnikar reported he will send Heather a letter to send to Tommy Leighton in regards to his parking issues.

Servpro – Gompper Unit 33

Janet Gompper requested a copy of the Servpro site inspection report that was performed in regards to the smell of tobacco and marijuana coming from Unit 34 into her unit and the water damage in her garage caused by Unit 34.

Mike Mocilnikar reported he has received a report and a cost estimate from Servpro for the water damage in the garage, however he has not received the report back for the cigarette and tobacco issue in the unit itself. Mike stated he will email the Gompper's the Servpro report for the water damage in the garage and as soon as he receives the report for the tobacco and marijuana smell in her unit, he will email that report as well.

NEW BUSINESS CONTINUED

Servpro – Gompper Unit 33 Continued

Janet Gompper stated the issues with Unit 34 have been going on for over a year now and we still have not received any response back from the owner of Unit 34, so we are preparing to move forward as to what are legal options are.

Bob Boermans reported since this issue was brought to the attention of the Board, Casas Del Rio has spent \$4,500.00 in attorney fees in order to understand as to what Casas Del Rio HOA can do to resolve this issue.

Bob stated the attorney has advised us that we can attempt to go after the owner of Unit 34 as a nuisance, however the court will probably not support our claim due to other Arizona statues that are in place to protect homeowners.

Bob Boermans also reported the construction codes back when the units were built are not the same codes that are currently in place, therefore we need to verify with an attorney if the HOA is liable for the design of existing interior walls.

Bob Boermans stated we need to send our attorney the Servpro reports along with our CC&R's so they can give us legal advice as to what Casas Del Rio is responsible for and go from there.

Bob Boermans made a motion to move forward in obtaining the necessary reports from Servpro so we can submit them to legal counsel for recommendations. Janet Moulin second the motion and the motion passed unanimously.

Janet Gompper requested a copy of all letters that Casas Del Rio HOA has received from our attorney regarding this issue to be sent to her.

Unit 34 - Amick

Lori Smith requested that we verify the contact information with the County Recorder's office as to who the owner on record is for Unit 34 so we have accurate contact information.

Janet Moulin reported she will obtain this information.

CALL TO THE PUBLIC

Buoy on the Waterfront

Joe Corrigan reported the buoy is missing on the water front and asked if we can get it replaced.

Mike Mocilnikar reported we have a spare buoy and chain in the storage room and that he will get with Joe Corrigan.

Wood Trim

Joe Corrigan requested that we look into getting the wooden handrails repainted and requested to add it on the November agenda.

CALL TO THE PUBLIC CONTINUED

Asphalt Maintenance – Seal Coating

Joe Corrigan requested that we look into seal coating our streets, that at some point in time we will need to seal coat our streets and asked to add this to the November agenda.

Mike Mocilnikar announced the next Board of Directors Board Meeting is November 4, 2023 starting at 9:00 am located at the Buckskin Fire Department.

Richard Lee made a motion to adjourn the meeting at 11:18 am. Joe Corrigan second the motion and the motion passed unanimously.