

Casas Del Rio HOA
Approved Board of Directors Meeting Minutes
Saturday, February 4, 2023
Buckskin Fire Department
8500 Riverside Drive, Parker, AZ

Call Meeting to Order – 9:11 AM

Pledge of Allegiance

Board Members Present:

President:	Bob Boermans
Secretary	Lori Smith
Treasurer	Richard Lee
Director	Joe Corrigan

Absent

Vice President	Janet Moulin
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Via Zoom:

Director	Raquel Vander Molen
Tommy Leighton	Unit 17

Guests

Mike Mocolnikar

Others Present:

Recording Secretary
/Community Manager Heather Porterfield

Approval of the November 12, 2022 Meeting Minutes

November 12, 2022 Board Meeting Minutes were reviewed.

Richard Lee made a motion to approve the November 12, 2022 Board Meeting Minutes. Joe Corrigan second the motion and the motion passed unanimously

Treasurer's Report

Robert Boermans reported Richard Lee has submitted the financial reports to the Board for review.

Lori Smith made a motion to approve the Treasurers report as presented. Richard Lee second the motion and the motion passed unanimously.

OLD BUSINESS

Harbor & Maintenance Project Update

Mike Mocilnikar reported he started looking for general contractors in November of 2022 and made contact with close to twenty-five (25) contractors in the area, including Lake Havasu, however he has not received much of a response and the responses that he did receive from several of the general contractors he contacted, was this is not a project they were interested in taking on.

Mike Mocilnikar stated he then reached out to eight (8) general contractors in the Yuma County area, he has received a call back from two (2) of the general contractors one of them being SAE Construction and the other Yuma Valley Contractors who was the original general contractor when Casas Del Rio was first built years ago.

Mike Mocilnikar reported he has met with both of the general contractors at the property. SAE Contracting was only interested in doing the project in one phase; however, he has not heard back from them. Yuma Valley Contractors came back out to the property with an electrical contractor, concrete and demo contractor. The landscape contractor showed up the next day for a site visit.

Mike Mocilnikar stated Yuma Valley Contractors is putting together two prices one price to do the project in one phase and another price to do the project in two phases and he should have their prices back in the next week or so and will report back.

Robert Boermans stated; originally the Board was planning on starting the project this month, however it looks like that is not going to happen and it certainly is not for the lack of trying, that Mike Mocilnikar has gone the extra mile in trying to get general contractors to respond and thanked Mike Mocilnikar for all of his efforts in trying to get this project off the ground.

Robert Boermans reported we do not have a start time for the project, we were hoping that the project could have started before the summer hit, which is not going to happen and that perhaps we need to reach back out to the community to see if they are ok with waiting until next year to start the project.

Marina Harbor Funding

Richard Lee reported thirty (30) units have already paid the special assessment for the Marina Harbor Project, there are three (3) units that have not paid anything toward the assessment, and there are five units that paid a portion of the assessment.

OLD BUSINESS CONTINUED

Marina Harbor Funding Continued

Robert Boermans stated; we have reached out to the homeowners that have not paid the assessment in full or who have partially paid and they all have responded back

The Board was in agreement to extend the due date for the special assessment to April 31, 2023.

Richard Lee made a motion to send a letter to the homeowners that have not paid their special assessment by April 31, 2023, will be facing additional late fees and/or penalties. Joe Corrigan second the motion and the motion passed unanimously.

Casas Del Rio Liability Insurance Policy

Robert Boermans reported Janet Moulin has been working on the liability insurance policy and it has been decided that we are going to stay with our current insurance provider.

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

Heather Wilson reported she has submitted to the Board a bid in the amount of **\$17,875.00** for eight (8) units, outlining the payment plan that she discussed with the subcontractor which is;

- \$5,000.00 to order the carpet
- \$5,000.00 when the demo is complete
- \$5,000.00 when the entire job is 50% complete
- Balance due upon completion

Heather Wilson also reported she has requested the demolition to be done all at one time, followed by the installation of the carpet.

Robert Boermans asked Richard Lee to verify that we have the funds available in the maintenance budget and report back via email to the Board.

Community Manager Report

Complaint of Tobacco Smell coming from Unit 34

Heather Wilson reported she has sent a letter to Brian Amick in Unit 34 on the behalf of the Board of Directors regarding the smell of tobacco coming through his walls into Unit 33.

OLD BUSINESS CONTINUED

Complaint of Tobacco Smell coming from Unit 34 continued

Heather Wilson stated that Brian has informed her he has no sense of smell therefore he was not aware of the issue, and told her that he is going to buy an air humidifier.

Lori Smith asked if the Owners of Unit 35 have complained of tobacco smell going into their unit, that you would think we would have received complaints from Unit 35 as well.

Heather Wilson stated she has not received any complaints from Unit 35 only Unit 33.

Statutory Agent

Lori Smith suggested the Board look into securing a new statutory agent, the response that we received from the current statutory agent did not resolve our issue at hand.

The Board was in agreement to look for a new statutory agent. Lori Smith agreed to do the research for a new statutory agent and will report back to the Board.

NEW BUSINESS

Homeowner Parking Concerns

Tommy Leighton owner of Unit 17 reported vehicles are still parking in front of his garage blocking access to his garage.

Robert Boermans reported when he did witness one person blocking access to Tommy's Leighton's garage, this person happened to be a renter, he then contacted the homeowner and advised him of the parking issue with his tenant and the vehicle was moved, therefor in his opinion homeowners appear to be cooperating.

Lori Smith reported **Section 8 – Parking Policies** that were adopted August 6, 2022, reads as follows.

Condo Parking Area. Unit owners are restricted to one vehicle in front of their garage; unless it is determined that the vehicle obstructs ingress/egress to other unit owner garages or entry to their unit as governed by **Section 4 (e)** of the CC&R's.

NEW BUSINESS CONTINUED

Homeowner Parking Concerns Continued

All vehicles to include auto and boat trailers, may not extend into the north side access roadway or the south side driveway so as to obstruct ingress/egress to other units or access to the “boat ramp”. All other vehicles shall be parked in the Casas Del Rio parking lot (Overflow Parking) on the east side of Riverside Drive; subject to restriction contained in Section 8 (b) herein.

Board Meeting Proto Call

Robert Boermans stated when we have homeowners/guests at our Board meetings that want to speak, the Board needs to set a time limit for the homeowner/guest to speak so the meeting moves along in a timely manner.

Bob Boermans made a motion to allow any homeowner/guest a five-minute time frame to present their issue in order for the Board meeting to move along in a timely manner. Richard Lee second the motion and the motion passed unanimously.

Annual Homeowners Meeting

Robert Boermans announced the Annual Homeowners Meeting will be held on May 6, 2023 located at the La Paz County Sheriff’s Training and Building 8400 Riverside Drive at 9:00 am and the Voting packages will be in the mail April 3,2023.

Open Board Position

Robert Boermans announced there is one available Board seat.

CALL TO THE PUBLIC

Unit 33

Mike Gomps owner of Unit 33 expressed his concerns with a neighbor continuously playing loud music, parking in front of his garage, using foul language in front of his children let alone the aroma of tobacco and cannabis coming from Unit 34 which has actually lingered into his unit causing his unit to smell like tobacco and was wondering what the Board can do to put a stop to this behavior.

Bob Boermans reported the Board has reached out to legal counsel regarding the tobacco and cannabis issue as far as what rights the HOA has in regards to this issue and was advised by legal counsel that the Board has no recourse in this manner, as far as the loud music the sheriff needs to be called and blocking access to a individuals garage the homeowner needs to have the vehicle towed.

Bob Boermans announced that the next Board meeting is May 6, 2023 at 9:00 am which is the Annal Homeowners Meeting.

Richard Lee made a motion to adjourn the meeting at 10:29 am. Joe Corrigan second the motion and the motion passed unanimously.