

**Casas Del Rio HOA**  
**Board of Directors**  
**Approved Board Meeting Minutes**  
**Saturday, February 3, 2024**  
**River Church**  
**9098 Riverside Drive, Parker, AZ**

**President Mike Mocolnikar called the Casas Del Rio Board of Directors Board Meeting to order at 9:00 AM.**

**Pledge of Allegiance**

**Board Members Present:**

President	Mike Mocolnikar	Unit 12
Vice President	Janet Moulin	Unit 3
Secretary	Lori Smith	Unit 32
Treasurer	Richard Lee	Unit 36
Director	Bob Boermans	Unit 6
Director	Joe Corrigan	Unit 25
Director	Raquel Vander Molen	Unit 13

**Guests**

Mike Gompper	Unit 33	Via Zoom
Janet Gompper	Unit 33	Via Zoom

**Others Present:**

Recording Secretary  
/Community Manager Heather Porterfield

**Approval of the November 4, 2023 Board of Directors Meeting Minutes**

Lori Smith made a motion to approve the November 4, 2023 Board Meeting Minutes. Richard Lee second the motion, Joe Corrigan abstained he was experiencing complications connecting to the meeting and the motion passed.

**Approval of the November 4, 2023 Board of Directors Executive Session Meeting Minutes**

Richard Lee made a motion to approve the November 4, 2023 Executive Session Meeting Minutes. Lori Smith second the motion Joe Corrigan abstained he was experiencing complications connecting to the meeting and the motion passed.

## **TREASURERS REPORT**

Mike Mocolnikar reported Richard Lee has submitted the financial reports to the Board for review and asked the Board if they have any questions.

Richard Lee reported we have \$123,500.00 in the Marina Harbor Maintenance project special assessment fund and the only monies spent out of that fund was for the purchase of a sample light fixture and architectural fees.

Joe Corrigan made a motion to approve the Financial Reports as submitted. Raquel Vander Molen second the motion and the motion passed unanimously.

## **MANAGERS REPORT**

### **Trimming of Ficus Trees**

Heather Wilson reported the trimming of the Ficus trees has been completed.

### **Unit 34 Follow Up Letter**

Heather Wilson reported she has sent a follow up letter to Unit 34 in regards to the commitments that were made to the Board, which was to stop smoking in his unit, purchase new air filters and an air purifier. Heather Wilson noted she has received receipts from Unit 34 proving the purchases were made and also verified the new air filters have been installed.

Mike Gompper requested a copy of the letter that was sent to Unit 34 for his records. The Board was in agreement to have Heather send the Gompper's a copy of the follow up letter that was sent to Unit 34.

Mike Mocolnikar asked Heather to make arrangements with Unit 34 to verify as to whether or not you can still smell cigarette smoke.

Mike Mocolnikar also stated he was in Unit 33 with Servpro and at that time Unit 33 no longer had the smell of cigarette smoke.

### **Unit 17 Wrought Iron Railings**

Heather Wilson reported the new railings have been fabricated and delivered to Havasu for powder coating, once the powder coating is completed then we will be scheduling the installation.

### **Approval of the Annual Meeting Notice & Annual Meeting Voting Package Annual Meeting Notice – Website Posting**

Heather Wilson reported she has submitted to the Board the official notice for the "Annual Homeowners Meeting" which also announces the Board is soliciting Board members. This notice will go out in a community email and will also be posted on the website.

## **MANAGERS REPORT CONTINUED**

### **Annual Meeting Notice – Website Posting Continued**

Mike Mocilnikar reported the we need at least one (1) new Board member to be in compliance, however, he would like to see a total of seven (7) Board members on the Board, therefore we have three (3) seats available.

Heather Wilson asked who are the Board members that are going to remain on the Board. Mike Mocilnikar stated the remaining Board members are himself, Richard Lee, Joe Corrigan and Lori Smith, we need five (5) Board members to be in compliance, once your term is up you cannot be back on the Board for one (1) year.

Heather Wilson reported the notice will go out immediately following this meeting. The letters of interest to be on the Board will need to be received no later than March 31, 2024.

### **2024 Voting Package**

Heather Wilson reported the voting package will be in the mail no later than April 1, 2024 and the voting package consists of the cover letter, agenda and the ballot.

## **OLD BUSINESS**

### **Progress Report on Marina Harbor Maintenance Project.**

Mike Mocilnikar reported he received a call from CL Woodward asking him when they would be able to start the project and Mike told them he is waiting on getting the landscape price. CL Woodward told Mike he has a landscape person and that CL Woodward will give him a price for both the landscape and concrete work.

Mike Mocilnikar reported he will need to meet back with the Marina Harbor Maintenance Committee to work out some details and will report back.

Janet Moulin reported the way she reads the report, homeowners are going to be looking at a second assessment for the “Marina Harbor Maintenance Project”, what that amount is we do not have that number at this time.

Mike Mocilnikar reported originally the “Marina Harbor Maintenance Project” was going to be done in two phases, which would consist of two assessments one for each phase, now that we have input from the contractors bidding the project they want to do the project in one phase.

### **Parking Passes and Stickers**

Mike Mocilnikar reported we have the parking stickers and passes on hand, once we have all of the rules and regulations in place we will distribute them, the Board has some details that need to be sorted out.

## **OLD BUSINESS CONTINUED**

### **Servpro Unit 33**

Mike Mocilnikar reported Servpro showed up to verify there was not more damage since they were last out to the property, there was a slight increase in price of materials so their new price is \$1,936.00, which is a \$184.00 difference. Mike noted the Board has already approved \$1,752.13, and he is looking for approval to move forward with the new price of \$1,936.00.

Bob Boermans made a motion to move forward with the new price of \$1,936.00. Janet Molin second the motion and the motion passed unanimously.

Mike Mocilnikar reported legal counsel has advised him to move forward with the repairs and then assess Unit 34 for the expenses. Once all of the expenses have been received we will then send a notice to Unit 34, advising them of the costs and assess Unit 34.

### **New Aqua Thruster**

Mike Mocilnikar reported we have another aqua thruster that is not working, so we are down to three (3) working aqua thrusters and he feels by the month of May we should get another Aqua Thruster which will run about \$1,300.00.

Bob Boermans asked if we can turn down the operating hours. Mike Mocilnikar reported yes he can cut back about three hours of operating time per day.

### **Re-Painting of Wood Handrails throughout the entire complex**

Mike Mocilnikar reported for future budgeting purposes we need to get a price to paint all of the wood and wood handrails throughout the entire project.

Heather Wilson reported she has reached out to Larry's Painting and she also has a call into Cobra Painting to come and give us a price.

### **Seal Coating of Streets**

Mike Mocilnikar reported for future budgeting purposes we need to get an estimate as to what those costs would be.

Bob Boermans reported he and Lori Smith will look into getting the pricing for street maintenance/repairs.

Raquel Vander Moulin asked if the street maintenance expenses will come out of our budget or will it require an assessment.

Mike Mocilnikar reported until they get numbers from the Asphalt/Seal Coating companies we do not know what that number is, this is why we are going to start to get pricing from asphalt contractors.

## **NEW BUSINESS CONTINUED**

### **Potential - New Homeowner's policy**

Mike Mociłnikar reported we need to have a procedure in place as to what we are required to send to prospective buyers when a homeowner has their place up for sale. Recently we were contacted directly by a prospective buyer who was asking all sorts of HOA questions, when they should have contacted their real-estate agent. Mike feels we need to have a package in place that we give to prospective buyers once they are in escrow.

Heather Wilson reported it is Arizona state law once a association receives a HOA demand from an escrow company, Casas Del Rio is required to send the prospective buyer a "Prospective Buyers Package" within ten (10) days of receiving the HOA demand. The "Prospective Buyers Package" has a signature page they are required to sign and send back to Casas Del Rio.

Heather Wilson reported the "Prospective Buyers Package" consists of the following Casas Del Rio documents:

- CC&R's
- By Laws
- Rules and Regulations
- Profit and Loss Statement
- Balance Sheet
- Budget

Heather Wilson also reported Casas Del Rio is also required to advise the escrow company and the prospective buyer of any possible special assessment and to also verify whether or not the association is in any type of litigation.

Heather Wilson reported she will share the "Prospective Buyers Packages" that she uses on two other properties so that it can be modified to fit Casas Del Rio's needs. Heather noted the "Prospective Buyers Package" is sent electronically.

Mike Mociłnikar reported he was reviewing another associations website and noticed their meeting minutes are available to the public.

Heather Wilson reported it is her understanding that the approved meeting minutes are public information and that anyone should be able to go to your website and read them. However, the Casas Del Rio Website has the meeting minutes in the members only section and they should be moved out of the members only section and make them available for the public to review.

The Board was in agreement to move the meeting minutes from the members only section so they are accessible for the public to read.

## **NEW BUSINESS CONTINUED**

### **Discussion of Possible Dues Increase**

Mike Mocilnikar reported we need to do a complete financial review; our current operating expenses have gone up substantially and with our current monthly dues we are only covering operating expenses, not allowing for any extra to put back in our reserve fund for future maintenance projects.

Bob Boermans reported the cost of inflation over the years is about twelve percent more than the last time we had an increase in our dues.

Mike Mocilnikar reported we took a really big hit this year on our liability insurance and we need to raise our dues at least 5% every year for the next five years in hopes to get us back on track.

Richard Lee reported currently we are not bringing in enough dues to do any type of major maintenance project, we would have to have a special assessment.

Lori Smith reported our monthly dues need to keep up with the cost of inflation and we need to project what maintenance projects we want to fund over the next five years to determine what our monthly dues need to be and eventually over time our reserve account will be able to fund large maintenance projects without a special assessment.

Janet Moulin suggested that Mike Mocilnikar and Richard Lee review our current expenses and future maintenance projects to see what our actual costs are and then come back to the Board with their recommendations.

### **New Board of Directors – Replacements/Recruitment**

Mike Mocilnikar reported the notice of the “Annual Homeowners Meeting and Solicitation” for Board members will go out in a community email after this meeting and the cutoff date for new candidates is March 31, 2024 in order to be on the ballot.

### **Annual Homeowners Meeting**

Mike Mocilnikar announced the “Annual Homeowners Meeting” is May 4, 2024 and will be held at River Church AKA Christ Church on the River.

### **Letters of Interest to be on the Board**

Mike Mocilnikar reported all letters of interest to be on the Board must be submitted via email at [casadelrio9170@gmail.com](mailto:casadelrio9170@gmail.com) no later than March 31, 2024.

## **EXECUTIVE SESSION**

Mike Mocilnikar announced the “Executive Session” is now called to order at 10:47 am and once the Executive Session is over the Board will go back into the regular Board of Directors Board Meeting.

### **Board of Directors Regular Meeting Back in Session**

Mike Mocilnikar announced at 11:11 am the Casas Del Rio Board of Directors Board meeting is now back in session.

### **Special Meeting**

Mike Mocilnikar is recommending the Board set up a “Special Board Meeting “prior to the “Annual Homeowners Meeting” in May to discuss a possible dues increase, harbor maintenance project and parking in order to get feedback from the community prior to the “Annual Homeowners Meeting” in May.

Richard Lee made a motion to hold a “Special Board Meeting on March 17, 2024 at 10:00 am inviting all homeowners to attend. Janet Moulin second the motion and the motion passed unanimously.

Mike Mocilnikar stated he will get with Heather and put together a “Special Meeting Notice” and an agenda for the special meeting so it can be sent out in a community email and posted on the website.

### **Donation to the Church**

Mike Mocilnikar reported the Board needs to decide how much we are going to donate back to the church for the use of their facility and the Board agreed to give them \$50.00.

### **CALL TO THE PUBLIC**

No call from the public

Mike Mocilnikar announced the next meeting will be the “Annual Homeowners Meeting” on May 4, 2024 at 9:00 am to be held at the River Church Aka Christ Church on the River.

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

Meeting adjourned at 11:18 am.