

**Casas Del Rio HOA  
Board of Directors  
Special Board Meeting  
Approved Meeting Minutes  
Sunday March 17, 2024  
Buckskin Fire Department  
9500 Riverside Drive, Parker, AZ**

**President Mike Mocilnikar called the Casas Del Rio Board of Directors Board Special Meeting to order at 10:16 AM.**

**Pledge of Allegiance**

**Board Members Present:**

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

<b>Present</b>	Diana Rose	Unit 18
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**Zoom**

Erin Uken	Unit 2
Janet Mocilnikar	Unit 12
Mike Gompper	Unit 33
Janet Gompper	Unit 33
Pat Janett	Unit 37

**Others Present:**

Recording Secretary  
/Community Manager Heather Porterfield

**BUDGET REVIEW - DISCUSSION OF POSSIBLE DUE INCREASE**

Mike Mocilnikar reported both he and Richard Lee have met and have put together a “Five-Year Financial Report” that was sent out to all of the homeowners prior to this meeting.

Mike Mocilnikar stated our current dues are at \$275.00 per month leaving us with an annual budget of \$125,400.00 per year and as you can see in the Five Year report our expenses have gone up substantially over the past five years.

## **BUDGET REVIEW CONTINUED**

This last year we were almost \$20,000.00 under funded. Mike noted we are having to dip into our reserve account just to cover expenses and he felt it was necessary for the homeowners to come together in a “Special Meeting” to discuss raising our current dues so we can maintain our reserves and cover our operational expenses.

Mike Mocolnikar stated he wants to point out some of our major price increases as follows:

- Liability Insurance up 44%
- Flood and Liability 24%
- Carpet replacement on balconies and stairs which was a \$31,000.00 onetime hit, we currently allow of \$21,000.00 for maintenance and repairs per year's so we were \$10,000.00 over budget from what we would typically project for maintenance every year.
- Trash Service has gone up 35% without adding any additional trash service
- Electric has gone up 57% since 2020
- Pest control went up 18% since 2020
- Water went up 62% since 2020

Mike Mocolnikar reported we are experiencing substantial increases in our utilities and liability insurance for no other reason than the utility companies have raised their rates and so have insurance companies.

Mike Mocolnikar noted in order to maintain our reserve fund it is necessary that we raise our monthly HOA dues. Our goal is to be able to fund the reserve account by \$25,000.00 per year so we are able to pull from it for major maintenance projects.

Diana Rose asked if it is possible to put some of our monies in a short-term cd so we can occur some interest that there are some banks that are currently offering some good rates.

Mike Mocolnikar stated this is certainly something the Board can look into and both he and Richard need to meet with Parker Accounting to see how we can utilize Wells Fargo banking more efficiently when it comes to transfer monies etc.

Diana Rose suggested that we look into using another accounting company that can offer more services than Parker Accounting.

Mike Mocolnikar stated overall we are currently financially stable; however, we have been digging into our reserve fund quite heavily over the past couple of years, with that being said both he and Richard have put together a five-year financial projection which was based on our current expenses and the Board

## **BUDGET REVIEW CONTINUED**

feels we should consider a \$50.00 per month dues increase, which should take place as soon as possible.

Janet Moulin reported she feels the numbers that Mike has presented to the Board are good, however the Board should take another look at the projections, although she too feels the Board needs to take a vote on a \$50.00 per month dues increase if our CC&R's allow it.

Richard Lee reported it has been over twelve years since we had our last dues increase and we need to seriously think about the \$50.00 per month increase.

Mike Mocilnikar suggested we increase the dues incrementally over the next 5 years for a total dues increase of \$100.00 per month by the end of the five-year period.

Janet Moulin stated she feels we should approve the \$50.00 per month dues increase taking effect right after this meeting and see how the rest of the year goes and then take another look at our five-year financial projection plan.

Lori Smith reported per our CC&R's they read as follows pertaining to raising the dues:

### **Article 3 Section 3 - Maintenance Fund Budget and Audit**

*(a) The Board of Directors of the Association shall have the power to adopt and amend budgets from time to time. **At least thirty (30) days prior to the annual meeting of the members of each year,** the Board shall create a budget which estimates the total anticipated charges to be paid out of the maintenance fund during each year (including a reasonable provision for contingencies less any anticipated surplus from the prior year), a summary of which shall be provided to the owners within 30 days after its adoption.*

Janet Moulin made a motion to approve a \$50.00 per month dues increase taking effect June 1, 2024 and to send out a notice to the community advising them of the monthly dues increase. Richard Lee second the motion and the motion passed unanimously.

Mike Mocilnikar asked Lori Smith to draft a letter that will be sent out to the community in regards to the \$50.00 monthly annual dues and to have Heather send it out to the homeowners via a community email.

Heather Wilson asked the Board if they want to include the "Dues Increase" letter and the "Five-Year" projected expense report to the homeowners via mail with the Annual Homeowners Voting Package.

Mike Mocilnikar reported there is no Arizona State Law that states how much you need to have in your reserve fund, however it is recommended that you have at least 70% of your operating expenses available in your reserve fund.

## **PARKING**

Mike Mocolnikar reported the Board has received a formal complaint in regards to the parking in the common area and overflow parking, therefore over this past year the Board has been seeking legal counsel regarding our parking in the common area and the overflow parking lot.

Mike stated that there are specific rules as to what you can and cannot do as far as parking in the common areas which are located at Units 16 thru 21, the carport on the south side at Units 36-38 and the overflow parking lot. Our current rules read as follows:

### **Section 8. Parking Policies.**

- a. **Condo Parking Areas.** Unit owners are restricted to one vehicle in front of their garage; unless it is determined that 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, all vehicles, to include autos 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.*
  
- b. **Parking Lot.** The vacant lots (Overflow Parking) are defined in the CC&R's as Moovalya Estates, Lots 127, 128, and 129. In addition to Article VII- Section 4 (m), the following rules and restrictions shall be applicable:*
  - The lots are for the exclusive use of Casas Del Rio homeowners, renters and guest only. They are available for overflow parking so that no more than one vehicle may be parked at the unit garage or that block ingress/egress to Casas Del Rio driveways, or another owner's unit, garage or legal parking.*
  
  - The Overflow Parking lot is available for short term parking of vehicles and trailers for resident's, renters or guests during holidays, special events or high occupancy weekends. On-operative or unregistered vehicles or trailers are not permitted.*
  
  - Overnight camping is not permitted*
  
  - No mechanical work is permitted other than maintenance or trouble shooting that may be required to remove the vehicle or trailer off the lot.*

**PARKING CONTINUED**  
**Section 8. Parking Policies Continued**  
**b. Parking Lot Continued**

- *No trash items of any nature (such as furniture, appliances, tires or mattresses) may be discarded or placed in the parking lots.*
- *Homeowners or renters may use the lots for parking of their vehicles for an extended time.*
  
- *Vehicles or trailers parked for greater than 14 days must have the Association provided parking identification clearly displayed on the vehicle or trailer that identifies the unit, or will be towed at the owner's expense.*

Mike Mocilnikar stated the issues at hand that we are now facing are due to the size of vehicles that are blocking access to other homeowners garages and he feels since this topic will affect all homeowners this topic needs to be a discussion amongst all homeowners.

Bob Boermans reported when Casas Del Rio was first being built, the property only allowed for the size of garages that we have today and as we all are aware vehicles are much larger than they were 30 years ago. Bob noted most of the homeowners work out their parking needs when they come out with their neighbors, so for most of us this is a non-issue.

Mike Mocilnikar reported it is his hope that we all come up with something that is fair and reasonable when it comes to parking and it is unfortunate that we have complaints about parking.

Mike Mocilnikar reported the overflow parking lot needs to be looked at so it can be utilized more efficiently.

Richard Lee reported parking should not be an issue for any homeowner due to the fact that back in 1997 Casas Del Rio purchased the lot across the street specifically for overflow parking.

Janet Moulin noted this does not resolve the issues with parking configuration between Units 16 thru Unit 22, all homeowners purchased their unit well knowing the limited parking, which is either inside your garage or in front of your own garage.

Mike Mocilnikar reported what he has noticed homeowners do not have a parking issue until they have guests and they allow their guests to park in front of someone else's unit and he feels across the board everyone should only be allowed one vehicle parked in the common areas all other vehicles and trailers need to go to the overflow parking lot.

## **PARKING CONTINUED**

Mike Mocolnikar stated he anticipated more homeowner participation in the meeting today to discuss this topic and to get their input so we will be talking about this at the Annual Homeowners Meeting.

Lori Smith reported in closing the Board has decided at this time to leave the parking rules as they are currently written and then at the Annual Homeowners Meeting we are going to announce to the homeowners that you will have so many days to remove all items that are being stored in the common areas and the parking passes and parking stickers will be implemented and distributed to the homeowners.

## **MARINA HARBOR PROJECT UPDATE**

Bob Boermans thanked Mike Mocolnikar for all of his efforts in putting together the “Marina Harbor Project Budget”, without Mike’s endeavors we would not be where we are at today with this project.

Bob Boermans reported at last year’s Annual Homeowners Meeting the homeowners agreed to pay a special assessment in the amount of \$3,500.00 per Unit for the “Marina Harbor Maintenance Project” and the balance would come out of our maintenance reserves. Bob Boermans noted this assessment was for Phase I of the Marina Harbor Maintenance project only and the feedback from the community at that time was, let’s get this project going and what will the costs be for Phase II.

Bob Boermans reported both him and Mike did a walk thru of the project with C.L. Woodward the concrete/landscape contractor to verify what the contractor’s scope of work is for this project and both himself and Mike Mocolnikar feel that C.L. Woodward is on the same page as far as what their scope of work would be.

Bob Boermans stated as far as the lighting goes for the project, the Marina Harbor Maintenance Committee has agreed to put a budget figure for the lighting in the amount of \$7,800.00 which should get us a lighting package that will fit our needs.

Bob Boermans reported we also asked C.L. Woodward to put a budget number together for the landscape plants that will meet our current needs.

Bob Boermans stated we have allowed a 15% contingency for unforeseen items and that amount is \$60,000.00, contingency does not usually run 15% but due to the fact we have so much demo involved he feels this would be a healthy number for the unforeseen work that might need to be done and monies not used out of the contingency will be given back in some way or another whether it be rolled over to another project or refunded back to the homeowners.

The all in Budget for the “Marina Harbor Project” is \$457,689.00. The first assessment for Phase I was agreed upon the homeowners and as far as the current homeowners contributions and the contribution from our reserves we

## **MARINA HARBOR PROJECT UPDATE CONTINUED**

have \$133,000.00 from homeowners and \$133,000.00 from the maintenance reserve which totals \$266,000.00 leaving a balance of \$191,000.00 in order to complete the project in one phase.

In order to do the project in one phase it would require an additional assessment in the amount of \$5,044.47 per unit, this assessment includes the \$133,000 contribution projected from our reserves.

Janet Moulin reported she understands that the Marina Harbor Committee is informed as to what the scope of work is, however we still need to inform the homeowners of the scope of work and what the numbers are that they have allowed for traveling/lodging and what their profit margin is.

Richard Lee reported he has been a contractor for thirty years and it is not our concern as to what they are allowing for travel expenses and lodging nor their profit margin, this really is none of our business, we just need to be in agreement with what their scope of work is and the contract amount. Richard also feels if we start asking the contractor these types of questions, which really have nothing to do with our contract with them they could just say they do not want to do the job.

Bob Boermans stated at this point we are planning on sticking to the budgeted amount for landscaping and electrical, which may require making different choices in what type of plants are going to be planted and electrical fixtures that we choose.

Joe Corrigan asked what is the time frame we are looking at as far as the construction schedule.

Bob Boermans reported the demo and concrete work will take about six weeks and an additional four weeks for the landscaping, irrigation and electrical work. The fact that our concrete contractor is going to also do the landscape portion of the work is going to really work in our favor.

Joe Corrigan stated if we do this project in two phases it is going to cost us a lot more money.

Joe Corrigan suggested that we look into putting some of our assessment fund monies into some type of short-term CD that would pay us interest on our assessment monies.

Mike Gompper stated he would like to commend the "Marina Harbor Committee" and the Board for all of the work they have done and he feels the financials the Board have presented are top notch and he appreciates all those involved in making this project come to life.

## **MARINA HARBOR PROJECT UPDATE CONTINUED**

Mike Mociłnikar also wanted acknowledge the huge number of hours Janet Moulin has personally spent on investigating and gathering information pertaining to this project.

Mike Mociłnikar reported it would have been nice if we had a better attendance at this "Special Meeting" so we had more input from the homeowners and wanted to take this opportunity to announce that we are currently seeking three new Board members and asked homeowners to seriously think about serving time on the Board.

Diana Rose made a motion to adjourn the meeting at 12:18 am. Richard Lee second the motion and the motion passed unanimously.

Meeting adjourned at 12.18 am.