

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

President Mike Mocilnikar called the Casas Del Rio Board of Directors Board Meeting to order at 10:00 AM.

Pledge of Allegiance

Board Members Present

President	Mike Mocilnikar	Unit 12	
Vice President	Erin Uken	Unit 2	Via Zoom
Secretary	Lori Smith	Unit 32	
Treasurer	Richard Lee	Unit 36	
Director	Ann McGrew	Unit 3	
Director	Joe Corrigan	Unit 25	
Director	Janet Gompper	Unit 33	

Others Present

Janet Moulin	Unit 3	
Cindy Low	Unit 7	Via Zoom
Janet Mocilnikar	Unit 12	
Mike Denham	Unit 14	Via Zoom
Diana Rose	Unit 16	
Tommy Leighton	Unit 17	Via Zoom
Brian Amick	Unit 32	Via Zoom
Mike Gompper	Unit 33	Via Zoom
Recording Secretary /Community Manager	Heather Porterfield	

Approval of the February 3, 2024 Board of Directors Executive Session Meeting Minutes

Richard Lee made a motion to approve the February 3, 2024 Executive Session Meeting Minutes. Ann McGrew second the motion and the motion passed unanimously.

Approval of the May 4, 2024 Homeowners Annual Meeting Minutes

Mike Mocilnikar made a motion to approve the May 4, 2024 Homeowners Annual Meeting Minutes. Lori Smith second the motion and the motion passed unanimously.

Approval of the Harbor Maintenance and Repair Project

Mike Mocilnikar made a motion to approve moving forward with the “Harbor Maintenance and Repair Project” as voted on by the homeowners on July 27 2024. Richard Lee second the motion and the motion passed unanimously.

TREASURERS REPORT

Mike Mocilnikar reported the Board is not able to vote on the financial reports due to the fact the Board did not receive the proper information to review, therefore the financial reports will be tabled at this time.

Richard Lee noted he will contact Parker Accounting and ask them to resubmit the financial reports so he can re-submit them to the Board for review and approval.

PROPERTY AGENT

Heather Wilson reported she will be reporting on several of the old and new business items listed below.

OLD BUSINESS

New Aqua Thrusters

Mike Mocilnikar reported the Board previously approved the purchase of a new Aqua Thruster, however at that time the existing Aqua Thruster was operating, since then the existing Aqua Thruster has failed again and will need replacement.

Mike Mocilnikar noted we have been able to maintain the weeds with the three (3) Aqua Thrusters that are up and running, the weeds have not been as bad as in previous years however he feels we need to purchase the fourth Aqua Thruster.

Mike Mocilnikar stated a new Aqua Thruster will run between \$1,800.00 and \$2,000.00, which the Board has previously approved, therefore he will move forward with the purchase of a new Aqua Thruster.

NEW BUSINESS

Unit 5 Request for Reimbursement for replacement of the porch light

Mike Mocilnikar reported Unit 5 replaced the light on the front porch and are requesting to be reimbursed **One Hundred Eighty-Nine Dollars and Ten Cents (\$189.10)**.

Mike Mocilnikar noted, in the future the proper course of action for any repair that the Association may be responsible for, homeowners need to reach out to the Board via Email prior to moving forward with the repair to verify if the Association is responsible or if the homeowner is responsible to pay for the costs.

NEW BUSINESS CONTINUED

Unit 5 Request for Reimbursement for replacement of the porch light continued

Ann McGrew made a motion to approve the reimbursement request for replacing the porch light in Unit 5 in the amount of **One Hundred Eighty-Nine Dollars and Ten Cents (\$189.10)**. Richard Lee second the motion and the motion passed unanimously.

Unit 6 Request for approval to install a water spigot on the marina side of Unit 6

Mike Mocolnikar reported Unit 6 is requesting to add an additional water spigot on the marina side of the unit at the homeowners expense. Mike noted we already have other properties that have water spigots on the marina side of their properties and see no reason why Unit 6 should not be allowed to install their spigot.

Ann McGrew noted her concern is that the Association will be responsible for the up keep of the new spigot due to the fact that it goes thru the wall and is mounted on the exterior of the building, should the spigot leak and cause damage to the walls it would be the responsibility of the Association to pay for the repairs.

Joe Corrigan stated if the installation is done correctly by a licensed plumber who will use copper piping mounted against the wall and the spigot is not obstructing anyone in the walking pathway, there is no reason to not approve the request to install the new water spigot.

Richard Lee made a motion to approve the installation of the new water spigot in Unit 6 based on; the utilization of a licensed plumber as warranty, the homeowner is solely responsible to maintain the new water spigot and is responsible for any future damage to Unit 6 garage or any adjacent units if the plumbing should fail. Mike Mocolnikar second the motion. Ann McGrew and Janet Gompper opposed and the motion passed.

Heather Wilson stated she will draft a letter for the Board to review to send to the homeowner outlining the requirements of the approval.

Unit 17 Homeowners is Requesting for approval to relocate the water heater into the Garage

Mike Mocolnikar reported the Board has received a request from Tommy Leighton the homeowner to relocate his water heater into his garage.

Tommy Leighton stated he is no longer considering relocating the water heater into his garage and is withdrawing his request.

Unit 18 Garage Door Repair request for reimbursement

Mike Mocolnikar reported the Board has received a request for reimbursement from Diana Rose the homeowner, for repairs done to the garage door in the amount of **Four Hundred Ninety Dollars and Fifty-Seven Cents (\$490.57)**.

NEW BUSINESS CONTINUED

Unit 18 Garage Door Repair request for reimbursement continued

Diana Rose reported she is seeking reimbursement for the replacement of a broken spring on her garage door. Diana noted, she notified the Board and then called out Parker Garage Door. Parker Garage Door replaced the broken spring on the garage door for a total cost of **Four Hundred Ninety Dollars and Fifty-Seven Cents (\$490.57)**.

Richard Lee made a motion to approve the reimbursement request to repair the garage door in Unit 18 in the amount of **Four Hundred Ninety Dollars and Fifty-Seven Cents (\$490.57)**. Ann McGrew second the motion and the motion passed unanimously.

Unit 21 Handrail Replacement on Stair Landing – Safety Issue

Mike Mocilnikar reported the handrails on Unit 21 have deteriorated, which now has become a safety issue, and based on his observation they need to be replaced.

Mike Mocilnikar reported he is in receipt of a bid to replace the two handrails in the amount of **One Thousand Seven Hundred Fifty Dollars (\$1,750.00)**.

The Board feels the Bid is unreasonable. Mike Mocilnikar stated we will work on getting another contractor out to give us a bid which we all know is a very difficult task.

Utility/Store Room Drywall – Repair

Mike Mocilnikar reported we have received a bid for the drywall repair in the Utility/Storage Room due to water damage in the amount **of Five Thousand Five Hundred Dollars (\$5,500.00)**.

The Board feels the bid is unreasonable. Mike Mocilnikar stated we are working on getting another contractor to come out to the property to give us a bid.

Unit 33 A.C. Closet Repairs – Vapor Barrier Wall

Mike Mocilnikar reported we have received a bid to install a vapor barrier wall in Unit 33 in the amount **of Seven Thousand Five Hundred Dollars (\$7,500.00)**.

The Board feels the bid is unreasonable. Mike Mocilnikar stated we are working on getting another contractor to come out to the property to give us a bid.

Mike Mocilnikar noted the above repairs are needed, but at a reasonable cost, so in the meantime looking for another bid.

NEW BUSINESS CONTINUED

Homeowner Request to install a wire brush station under the south side stairs

Mike Mocilnikar reported we have had a request from a homeowner to install a wire brush station so the wire brushes are available for homeowners to use to clean off the metal stairs and suggested we install brackets the brushes can hang from under stairs of the south building.

Mike Mocilnikar made a motion to proceed with the wire brush station once it has been determined the location and the type of brushes that need to be purchased. Richard Lee second the motion and the motion passed unanimously.

Results of the July 27, 2024 Special Meeting

Mike Mocilnikar reported on July 27, 2024, a Special Meeting was held by the Casas Del Rio Board of Directors to discuss/approve the voting results of the Second Assessment for the “Marina Harbor Maintenance and Repair Project” for an additional **Five Thousand Two Hundred Dollars (\$5,200.00)**.

Ballots were mailed to each Homeowner asking them to vote and return their Ballot either by email or by USPS no later than July 19, 2024 to Heather Wilson, Property Agent.

Mike Mocilnikar reported the “Second Assessment” in the amount of Five Thousand Two Hundred Dollars (\$5,200.000) was voted in by the Homeowners on July 27, 2024. The “Maintenance and Repair Committee” will be meeting with contractors onsite in September to take photos and to clarify the scope of work in effort to put together a construction agreement with the Contractors.

\$5,200.00 Approved Second Assessment – Due Date – Late Fees and Penalties

Mike Mocilnikar reported notices will be sent out to the community via email by August 15, 2024, the due date for the “Second Assessment” in the amount of \$5,200.00 is due by January 1, 2025, after January 1, 2025, unless previous arrangements have been made to pay off the \$5,200.00 assessment, there may be late fees assessed based on the percentage of the unpaid balance.

Mike Mocilnikar reported Parker Accounting will be sending homeowners a monthly statement for the “Second Assessment” in the amount of \$5,200.00 which will be separate from the monthly dues and we will have a separate line item on our financial reports.

Diana Rose asked why we cannot send our payments via Zelle, that she was told by Parker Accounting this cannot be done.

Heather Wilson reported she works with another HOA that receives their payments via Zelle thru Wells Fargo and all that HOA had to do was create another Email address that the Zelle payments can be sent to i.e. cdrfinances@gmail.com.

NEW BUSINESS CONTINUED

\$5,200.00 Approved Second Assessment – Due Date – Late Fees and Penalties Continued

Mike Mocilnikar made a motion to send a letter via email to the community notifying them of the \$5,200.00 payment program for the “Second Assessment” that is due by January 1, 2025 outlining the payment program and notifying homeowners that there will be a late fee assessed on the unpaid balance that is due on January 1, 2025. Lori Smith second the motion and the motion passed unanimously.

Lori Smith stated she will draft a letter to be sent out to the community notifying every one of the “Second Assessment” for Board approval.

SCHEDULED MAINTENANCE AND REPAIR RECOMMENDATIONS

Mike Mocilnikar reported the Board needs to identify what maintenance projects are going to need to be performed in the next five years so we can budget for them, therefore we will be gathering budgetary numbers from various contractors as listed below.

- **Painting bid for Wood Trim and Handrails**

Mike Mocilnikar reported we previously met up with a painting contractor to give us a price on painting the wood trim and handrails so we have a Budget number for future repairs and maintenance of the building.

Heather Wilson suggested that we bring in another Painting Contractor to rebid the job and have them base their price on painting all of the wood trim and handrails for all buildings versus just giving us a price for the wood trim and handrails that are in need of repainting at this time.

- **Seal Coating/Crack Fill Streets**

Mike Mocilnikar reported for future budget purposes we are working on getting bids to seal coat and crack fill the streets.

Joe Corrigan noted we need to prioritize having the streets seal coated sooner than later in order to avoid further damage.

- **Overflow Parking Lot**

Repairs to the chain link fence and the block wall.

- **Roof Inspection**

Schedule a roofer to come out and give us a roof inspection report for both buildings, photos included in report.

Mike Mocilnikar noted the a.c. units are sitting on top of wood blocks secured with nails so we need to be sure there is no rust. The Board was in agreement to obtain a roof inspection report.

EXECUTIVE SESSION

Mike Mocilnikar announced the “Executive Session” is now called to order at 11:30 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 12:05 pm the Casas Del Rio Board of Directors Board meeting is now back in session.

CALL TO THE PUBLIC

Installation of New Windows Unit #11 and Unit #12

Janet Mocilnikar reported she is planning on replacing existing windows in Unit 11 and Unit 12.

Heather Wilson requested Janet Mocilnikar to submit a cut sheet with photos via email so she can send it out to the Board for approval.

Common Area/Pathways

Tommy Leighton requested that we notify the community to keep all pathways clear and that there is no storage of personal items on the common areas.

Mike Mocilnikar reported he feels it is not unreasonable to send out a courtesy notice via a community email reminding everyone of the following;

- West facing Courtesy Docks are for loading and unloading ONLY.
- The launch ramp is for launching and recovering of watercrafts. NO overnight parking.
- When parking over by the mailboxes, leave enough room for the mail carrier and residents access the mailboxes.

ANNOUNCEMENT

Mike Mocilnikar announced the next Board of Directors Board meeting is on November 2, 2024.

ADJOURNMENT

Richard Lee made a motion to adjourn the Board of Directors Board Meeting at 12:06 am. Lori Smith second the motion and the motion passed unanimously.