

**Rio Crossing Homeowners Association
Regular Board Meeting
March 21, 2013 6:30 pm
Tasty Asian Kitchen**

Present: Julie Gowlovech, Julia Anderson, Lori McDonald,

Absent: None

Also present: Ande Huntley Community Manager with City Property Management Co. (CPMC), Julian Meier from PureGreen Landscaping & Shun James from Do It Rite Construction.

Homeowners present: None

Meeting was called to order by Board President Lori McDonald at 6:38 pm

Minutes: The minutes of February 21, 2013 meeting were reviewed and Julia moved to accept them as amended Julie seconded them.

Financials: The financials were reviewed. Income was \$25,640.45 expenses were \$27,997.73 with a net loss of income for the month of \$2,357.28. Julie motioned to approve financials, Lori seconded. Motion carried. Julie would like to know what all goes into Landscape Extras and what the difference is between Irrigation Supplies.

Management Report: Ande makes Community tours on every Tuesday or Thursday; Ande got the bid for the nets for the playground and showed the Board the selection of colors, Ande commented that the turf looks good and the tree trimming also looks good. Shun has ordered the lights for the monument signs and he will be installing them once the new electrical lines are put in, hopefully within the next couple of weeks. Ande also informed the Board what she found out about the pack rats and gophers coming from the vacant lots next to the community.

Architectural Requests:

Lot 333: Solar Panels-approved with conditions. The Board would like the wording of painting the conduits, wiring etc, and the same color of the house to the arch guidelines. Julia will get the exact wording to Ande.

New Business: The Board reviewed the net samples for the playground play structures. They chose the turquoise netting and the wheat color for the posts. Ande will get a bid for painting from Shun and have the Shade Net place order the nets. PureGreen submitted a proposal for plants at the monument signs, the Board approved them and Lori signed off on the proposal. The Insurance was renewed and the Board filled out the Board

information sheet for the Insurance Co. PureGreen also informed the Board about some irrigation repairs they had to make. Ande also informed the Board that a writer from Chicago is interviewing Ande and Lori for an article he is writing about the foreclosure rate and how well Rio Crossing is bouncing back.

Old Business: Movie night was discussed. Since it had to be postponed due to bad weather, The Board asked to see if the last weekend in April would work. Julia also informed the Ladies that the garage sale is coming up and that postcards were sent out also with the movie night announcing both events. Julia would like Ande to readdress the red curb painting of the development with the City of Avondale.

The next meeting will be April 18, 2013. 6:30 pm at Tasty Asian Kitchen.

With no further business before the board Lori motioned to adjourn the meeting, Julia seconded the motion, motion carried and the meeting was adjourned at 7:13 pm.

Respectfully Submitted,
For the Board of Directors

Accuracy only-this is limiting to liability to the amount charged to do this service.