

**Rio Crossing Homeowners Association
Regular Board Meeting
May 16, 2013 6:30 pm
Tasty Asian Kitchen**

Present: Julia Anderson, Lori McDonald,

Absent: Julie Gowlovech,

Also present: Ande Huntley Community Manager with City Property Management Co. (CPMC)

Homeowners present: Lot 245

Meeting was called to order by Board President Lori McDonald at 6:33 pm

Minutes: The minutes of April 18, 2013 meeting were reviewed and Julia moved to accept them and Lori seconded them.

Financials: The financials were reviewed. Income was \$27,994.08 expenses were \$22,338.41 with a net income for the month of \$5,655.67. Lori motioned to approve financials, Julia seconded. Motion carried.

Management Report: Ande makes Community tours on Tuesday or Thursday; Ande informed the Board that the play nets are ordered and as soon as they are done, hopefully Friday or Saturday, they will be installed the next day. If not they will be installed the following weekend. Ande met with Chris Hamilton at the City Engineer's office and was informed that red curb painting was not an option, but a new parking ordinance is in the making. Signs would be alright, but in light of the fact a new ordinance may soon be in place, we will wait before ordering new signs. Julia Anderson, during the Garage sale went around to speak to homeowners and put together the following in an April 10th email:

It looks as if we had 30 homes participate in the garage sale. I was able to stop and talk to several people participating with the sale. The main concerns were the lack of playground shade structures, the burnt home, perimeter walls needing to be painted, lack of older child play equipment, front yards that need trees and shrubs that to be trimmed and weeds removed. An idea was suggest to have all front yards be lanscaped by Pure Green and the cost included in the quarterly assessments. Also to sell concessions at community events to raise money for new play equipment. A positive comment was made about the trees and landscape stating it looked good.

Architectural Requests:

Lot 245: Bringing wall forward and doing a concrete driveway addition, was approved with condition that the wall forward is not flush with the front door and driveway is not to extend beyond home wall edges.

Lot 93: disapproved due to lack of information. Screen frame must be same beige color as screen materials ands Screens do need to be the same as the window shape.

Lot 204: Repositioning gate-Approved with dimensions as listed in email from homeowner dated 5-13-13.

New Business:

Julie motioned that all architectural submittal forms moving forward must have the dimensions, color, or any other pertinent information needed along with a drawing in order to go to the Board. Anything missing this information will be denied until requested information is submitted. Lori seconded.

Summer lawn was briefly discussed, but it was tabled until the entire Board can be present to discuss it.

Lori asked that the meeting rental expense code GL 5760 be eliminated and all meeting expenses, including the restaurant and minutes be put in the same category of meeting Expenses GL 5765.

The Board asked for all Tree Trimming invoices and a total sent to them via email.

The Pest control contract from Bircher was in the Board Packet, the Board would like Ande to price out the same services through Enviro-Care.

Old Business: The Community Picnic/Movie night to be held in the fall was discussed. Since we do not have the trailer for this year, it was thought perhaps the community could have solely a Movie night to start early and have hot dogs and hamburgers prior. Ande will look into the possibility and see if any vendors want to contribute to it.

Julie pointed out that with the landscape contract getting plants, she would like Julian to focus on the El Mirage area and come up with a plan to replace what is missing out there. Ande will discuss this with Julian the Superintendent from PureGreen. Also the 15 tons of rock, she would like added in the monument areas.

The next meeting will be June 20, 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 7:55 pm.

Respectfully Submitted,
For the Board of Directors

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