

Rio Crossing Homeowners Association

Thursday, October 17, 2013

Tasty Asian Kitchen

Board of Directors

Meeting Minutes

Regular Session

Attendance

Lori McDonald, President

Julia Anderson, Treasurer

Eleanor Gray was present from City Property Management Company.

Lauren Allen was the Recording Secretary.

1 Homeowner was present

Call to Order

Meeting was called to order at 6:50 p.m. by Lori McDonald.

Minutes

Julia made the motion, seconded by Lori, that the August 22, 2013 minutes were approved as written. The motion was approved by a unanimous affirmative vote.

Open Comments

Lot 130- Jordan Huehne- Owner would like the Board to approve the removal of a tree in his lot that is currently resting on an exterior wall.

Management Report

Eleanor Gray gave the management report. Tot lot was fixed. 2014 Draft budget was prepared for the Board for their review. Eleanor will check with the City of Avondale regarding a traffic study to see if speed bumps within the community are a necessity.

Financial Report

Julia gave the financial report. September 2013 Income/Expense report reflected the income was \$23,632.89 and the expenses were \$30,334.11; a net loss of \$6,701.22. The Reserve balance for September was \$203,991.30 and the Operating balance was \$122,134.00.

Landscape Report/Action Items

- a) **Tree Replacement-** Motion to approve bid from PureGreen to remove and grind stump a total of 17 trees (including Lot 130's tree) for \$3,140.00 made by Lori. Motion was seconded by Julia and unanimously approved.
- b) **Seasonal flowers at Monument Sign-** Julia made a motion to approve PureGreen's proposal plant annuals for two front monuments for price of \$874.78 with the following contingencies:
 - i. No more than four colors of flowers;
 - ii. Flowers must not be taller than or obstruct the monument lettering.

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Lori seconded the motion, and the motion was passed by affirmative vote.

- c) **Tree removal by Lot 130-** *See Open Comments section.*
- d) **Erosion Repair-** Motion to approve Erosion Repair bid from PureGreen for \$2,789.55 made by Julia. Motion was seconded by Lori for unanimous approval.

New Business

- a) **Budget 2014-** The 2014 budget was approved, dues will increase from \$205 quarterly to \$215 quarterly. Increase will go to the Reserve Fund for much needed improvements.
- b) **Board Appointments-** None.
- c) **Granite Replenishment-** Lori made a motion to approve PureGreen's bid to replenish granite with the following stipulations: 1) the Board has elected to use their "free" 25 tons of granite for this project; 2) Eleanor will request a new price quote to reflect this change and will resubmit to the Board. The funds for this project will be paid using Reserves account. Julia seconds the motion, and motion was unanimously approved.
- d) Julia researched and made tree recommendations. She would like to advise PureGreen of the new tree list and will be updating the Community Guidelines.

Architectural Requests

Lot 84- New front door. Architectural request is disapproved due to the fact that the door color was not painted to match the paint of the house. Homeowner must paint the door the appropriate color and resubmit an architectural request to the Board for approval.

Old Business

None.

Adjournment

There being no further business before the Board of Directors, Julia made a motion to adjourn. The motion was seconded by Lori, all in favor. The meeting was adjourned at 8:30 p.m.