

**Rio Crossing Homeowners Association
Regular Board Meeting
July 19, 2012 6:30 pm
Tasty Asian Kitchen**

Present: Julia Anderson, Lori McDonald, Julie Gowlovech,

Absent:

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

Homeowners present: None

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

Minutes: The minutes of June 28, 2012 meeting were reviewed and Julie moved to approve as amended, Julia seconded, motion carried.

Financials: The financials were reviewed. Financials looked good. Income was \$27,477.12 expenses were \$22,426.38 with a net income for the month of \$5,050.74. Lori motioned to approve financials, Julie seconded. Motion carried.

Management Report: Ande makes Community tours on every Tuesday; Ande has a call into Eric Morgan to meet out on property to get the Fire Chief to go look at the circles to red paint them, she also wants to discuss the jumping wall, and the cementing of the stones at the park areas before getting new Ramada roofs. The lights in the parks were fixed. There is more to report regarding the walls in executive session, the house on highland that burned, the owner has been identified and a letter was sent to them to inform the association of their time frame and plan to rebuild. Backflows were tested and passed the inspection.

Architectural Requests:

Lot 66: approved with conditions- that they paint the trim of the sun screens to match the trim color of the windows, as stated in the proposal.

New Business: Landscape bids were reviewed and the Board decided to go with a new landscaper. Much discussion was held. Julie motioned to go with PureGreen Landscaping, Lori seconded it. Motion carried. Julia reclused herself as she knows someone close to her that works for PureGreen.

The Board would also like Ande to talk to Eric Morgan about possibly turning some of the smaller retention areas to zero-scape. She will add that to her list of questions for their meeting.

Old Business: Newsletter- the next one should be in July. Get your same assigned articles to Julia ASAP.

Julia brought a calendar this time so we could plan projects and bids for those projects accordingly. Ande was asked to get granite replenishment bids and Ramada bids for next meeting.

A banner was discussed that Dan Munson designed. The Board would like one made that is more festive and not limited to Halloween theme.

The next meeting will be August 16, 2012. 6:30 pm at Tasty Asian Kitchen.

With no further business before the board Lori motioned to adjourn the meeting, Julie seconded the motion, motion carried and the meeting was adjourned at 7:40 pm.

Respectfully Submitted,
For the Board of Directors

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