

**Rio Crossing Board of Directors Meeting
General Session
July 17, 2014
Tasty Asian Kitchen**

Board Members Present: Lori McDonald, President & Julia Anderson, Treasurer

Management Present: Eleanor Gray, City Property, Community Manager

Called to Order: Meeting was called to order at 6:32 PM, by Lori McDonald

Board Appointment:

RESOLVED: Appointment of James Adams to the board as Member at Large. The motion passed unanimously. Term from 7/17/2014 until annual meeting in September, 2014.

Guest: Primo of Integrated Landscape Management Landscape. Primo gave an update.

RESOLVED: Approved Integrated Landscape bid for Post Emergent solution to weed all turf areas, for \$3,681.00. The motion was seconded, all in favor.

- Remove lone Pine Tree near the monument sign at the Campbell entrance
- Monsoon Emergency Call Procedure; any board member can contact City Property Management in the event of an emergency.
- Shearing of Landscape; Board requested the bushes be maintained in a natural manner, Julia advised Primo not to shear the bushes, especially the grass type bushes.

Approval of Minutes:

RESOLVED: to approve the June 19, 2014 minutes. The motion was seconded, all in favor.

Management Report:

Eleanor Gray reviewed the management report. Eleanor reported: Legal opinion from Curtis Ekmark regarding violations that have been visible for over a year without contact by the association to bring into compliance should not receive additional letters and fines. Curtis states they would not hold up in court.

Financial Report:

Julia gave the financial report for May 2014 Income/Expense report reflected the Income was \$30,255.37 and the Expenses were \$26,859.72 a profit of \$3,395.65. Lori asked that the irrigation expenses be watched closely.

Architectural Request:

Lot 40- Security Lighting; approved w/ Conditions: lights cannot be aimed at the sidewalk, street or neighbor's property. Security lights may not replace coach lights. Exposed conduit & wiring must be painted to match the surface they are attached to.

Lot 40- Coach Lights; Approved w/ Conditions: lights must all be of one style.

Lot 24- Camera; Approved w/ Conditions: Must be painted to match the body of the house or match coach lights. Wiring must be painted to match color of wall attached to. Camera cannot be aimed off owner's property.

Lot 209- Security Camera; Denied: Dome cameras are disallowed under the guidelines being published.

New Business:

- **Park Naming-** Julia suggested using names for parks and greenbelts to help identify the areas.
- **Annual Meeting :** Discussion on how to get homeowners to vote; email, postcard, door to door were mentioned.

- **Collection Policy-** Laurie signed the new collection policy, allowing City Property to attend Small Claims Court proceedings on behalf of a Board Member.

Old Business:

- **Granite Proposal: Phase I & Phase II-**

RESOLVED: to Approve Sun Belt proposal to Replenish Granite in Phase I for \$14,878.00 & Phase II for \$13,262.00 to be paid from Reserve Fund. The motion was seconded, all in favor.

- **Design Guidelines-** To be continued at a special meeting
- **Prohibited Plant Review-** To be continued at a special meeting

Open Comments

None at this time

There being no further business, meeting adjourned at 8:21 PM.

Respectfully Submitted,
Pamela Nunnelly, Recording Secretary