

**Rio Crossing Homeowners Association
Board Meeting Minutes – Open Session**

Thursday, November 19, 2015

6:30 PM

Barbara B. Robey Elementary School
5340 N. Wigwam Creek Blvd, Litchfield Pak, AZ 85340

Board Members Present: Julia Anderson and James Adams
Board Members Not Present: Lori McDonnell
Also Present: Vicki Jacobs (Trestle Management Group))
Homeowners Present: 1

Meeting Called to Order

- By Julia Anderson, at 6:43pm Quorum established
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Approval of Prior Meeting Minutes

- Minutes of the October 15, 2015 reviewed by the Board of Directors. Motioned by James Adams to accept the minutes as presented, Julia Anderson seconded motion. Motion passed unanimously.
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Treasurer's Report

- A summary of the 10/31/15 financial statements were reviewed by the Board of Directors. Motioned by James Adams to accept the financials as presented, Julia Anderson seconded motion. Motion passed unanimously.
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Committee Reports

- **Landscaping Committee** – Julia provided overview for the committee
 - **Design Review Committee** – Lot 158 solar panel submittal. Motioned by Julia Anderson to approve with following stipulations all conduit wires that are viewed from the street must match color of existing paint of the home. James Adams seconded motion. Motion passed unanimously.
 - **Social Committee** – Movie night on 11-7-2015 was completed. Motioned by Julia Anderson to have Clarissa Tinsley appointed as the Social Committee chairperson, James Adams seconded motion. Motion passed unanimously
 - **Manager's Report** - Trestle Management Group reviewed both the Completed and Open Activity Reports with the Board which provided details of the completed projects since the last Board meeting and the status of projects not yet completed.
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Unfinished Business

- Julia Anderson updated the board on status of the Design Guideline
 - Reserve Study Update pending decision on style of benches/table – Board agreed not to provide the style but cost table \$3,500.00 and bench \$1,500.00 for the reserve study.
 - Tree Proposals that are lifting sidewalks, possible uplift sidewalks and encroachment into owner back yards – Board reviewed all proposals. Motioned by Julia Anderson to accept proposal from Apache Scapes remove 32 trees for \$5,400.00 which will include stump grinding and remove 14 trees for \$2,300.00 which will include stump grinding. James Adams seconded motion. Motion passed unanimously. Board will review later date the encroachment to owner's backyards
 - Homeowner request to be a board member Clarissa Tinsley. Motioned by Julia Anderson to accept owner's request. James Adams seconded motion. Motion passed unanimously. Carissa Tinsley seated a board member.
 - Board signature of agreement to service – Motioned by Julia Anderson to accept and sign. James Adams seconded motion. Motion passed unanimously agreement signed and placed on file.
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New Business

- 2016 Draft Budget presented by Trestle Management for board review. Motioned by Julia Anderson to approve the 2016 Draft Budget with no assessment increase. James Adams seconded motion. Motion passed unanimously.
 - Ratify fall plant proposal from ILM landscaping with changes, board approved via email vote to get completed before the next meeting.
 - Remaining Reserve Study items for 2015 – Park Equipment and Granite Replenishment – discussion held
 - Dry Well proposals board reviewed. Motioned by Julia Anderson to accept proposal E9925 by Blue Marble for cleaning out headwalls, removal of all debris and includes the dump fees, clean out and labor for \$7,216.00. Clarissa Tinsley seconded motion. Motion passed unanimously. James Adams request clarification and break out for proposals E9947 by Blue Marble.
 - Landscaping contract discussion held. Motioned by Julia Anderson to go out for proposal for landscaping maintenance contract, include ILM current vendor to retention bid excluding overseed from the contract. James Adams seconded motion. Motion passed unanimously.
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Next Meeting

- December 10, 2016 6:30 p.m. TBD
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Adjournment

- There being no further business James Adams motioned to adjourn the meeting, Carissa Tinsley seconded motion. Motion passed unanimously adjourn the meeting at 7:13 PM.
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Minutes submitted by: Vicki Jacobs, Recording Secretary, Rio Crossing Homeowners Association