

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

Thursday, December 10, 2015

6:30 PM

Tasty Asian Noodles Restaurant

5115 N Dystart Road, Litchfield Park, AZ 85340

Board Members Present: Julia Anderson and Carissa Tinsley
Board Members Not Present: James Adams
Also Present: Vicki Jacobs (Trestle Management Group))
Homeowners Present: 0

Meeting Called to Order

- By Julia Anderson, at 6:34pm Quorum established
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Approval of Prior Meeting Minutes

- Minutes of the November 19, 2015 reviewed by the Board of Directors. Motioned by Julia Anderson to accept the minutes with correction of the spelling of the new board members name, Carissa Tinsley seconded motion. Motion passed unanimously.
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Treasurer's Report

- A summary of the 11/30/15 financial statements were reviewed by the Board of Directors. Motioned by Julia Anderson to accept the financials as presented, Carissa Tinsley seconded motion. Motion passed unanimously.
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Committee Reports

- **Landscaping Committee** – Julia provided overview from the committee
 - **Design Review Committee** – Lot 125 solar panel submittal. Motioned by Julia Anderson to approve with following stipulations all conduit wires that are viewed from the street, along the side of the home must match color of existing paint of the home. Carissa Tinsley seconded motion. Motion passed unanimously.
 - **Social Committee** – Spring Festival was discussed for April 9, 2016, Motioned by Julia Anderson to approved up to \$40.00 for cakes for the Spring Festival purchased by board member Carissa, Carissa Tinsley seconded motion. Motion passed unanimously. Board held discussion on upcoming planned events for the association and items that will be needed. Motioned by Julia Anderson to approve up to \$350.00 including shipping purchase a Karaoke machine, Carissa Tinsley seconded motion. Motion passed unanimously. Play date in the common area parks for association mothers and small children was discussed. Motioned by Julia Anderson for children play time one time a month scheduled event and the HOA will furnish snacks, Carissa Tinsley seconded motion. Motion passed. Carissa will organize this event and send out bulletin to the community.
 - **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, board member Carissa will review
- Remaining Reserve Study Items for 2015 – Park Equipment and Granite – working projects.
- Dry Well clean out and checks– update provided by manager

New Business

- Board dates for 2016 – All open meetings will start at 6:30 p.m. 1-21-2016, 2-18-2016, 3-17-2016, 4-21-2016, 5-19-2016, 6-16-2016, 7-21-2016, 8-18-2016, Annual Meeting 9-15-2016 at 7:00 p.m., 10-20-2016, 11-17-2016, 12-15-2016. Meeting will be held at the Barbara B. Roby Elementary School 5340 North Wigwam Creek Boulevard, Litchfield Park, AZ 85340.
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Next Meeting

- January 21, 2016 6:30 p.m. Barbara B. Robey Elementary School 5340 N Wigwam Creek Blvd, Litchfield Park, AZ
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Adjournment

- There being no further business Carissa Tinsley motioned to adjourn the meeting, Julia Anderson seconded motion. Motion passed unanimously adjourn the meeting at 8:04 PM.
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Minutes submitted by: Vicki Jacobs, Recording Secretary, Rio Crossing Homeowners Association