

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

Thursday, January 21, 2016

6:30 PM

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

Board Members Present: Julia Anderson James Adams and Carissa Tinsley
Board Members Not Present: None
Also Present: Vicki Jacobs (Trestle Management Group))
Homeowners Present: 0

Meeting Called to Order

- By Julia Anderson, at 6:42pm Quorum established
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Approval of Prior Meeting Minutes

- Minutes of the December 10, 2015 reviewed by the Board of Directors. Motioned by Carissa Tinsley to accept minutes as presented, Julia Anderson seconded motion. Motion passed unanimously.
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Treasurer's Report

- A summary of the 12/31/15 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 120 replenish granite in the front yard for the bare spots matching existing granite in color and size. Motioned by James Adams to approve, Carissa Tinsley seconded motion. Motion passed unanimously.
 - **Social Committee** – Posting of signs for social events discussion held, Motioned by Julia Anderson to approved up to \$300.00 for sign holders and not to exceed \$1,000.00 for 12 signs for HOA events James Adams seconded motion. Motion passed unanimously. Carissa Tinsley provided overview of 2016 upcoming events for the HOA. Review of completed events discussion was held. Feedback and suggestions regarding the HOA webpage discussion was held. Carissa Tinsley provided overview of the Karaoke machine/sound system purchased for HOA community events. Garage Sale date was discussed and change of date to 3-5-2016.
 - **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

- Replacement of tables/benches board president Julia Anderson provided sample photos of several to consider, discussion held no decision at this time. Total most likely needed three tables with benches, three new trash cans and two benches at each park, Julia will continue to research on best possible prices.

New Business

- Pest Control Proposals – Board reviewed the proposals. Motioned by Julia Anderson to accept Property Management Pest Control proposal, James Adams seconded motion. Motion passed unanimously.
 - Landscape proposals – Board reviewed the proposals and will table to view more closely and possible narrow down selection process. Motioned by Julia Anderson to extend ILM contract for 90 days condition they reduce price, remove winter seed, turf fertilizer, turf weed control other than pruning trees/shrubs pre-emergent al la cart, James Adams seconded motion. Motion passed unanimously. Julia Anderson will contact ILM with the proposal extension and provide to the board.
 - Tree pruning/removal of trees growing into owners lots – Board held discussion will have the landscape committee provide overall of what trees would require to be removed and other trees that should be trimmed for next month tabled until then
 - Newsletter – Board held discussion regarding newsletter for the HOA
 - Sidewalk repairs proposals for HOA owned areas Julia Anderson will provide the map and request management to contact the City of Avondale to repair the city sidewalks
 - Board was presented the engagement letter for the 2015 taxes and compilation from Ginsburg CPA, board president signed the engagement letter to get completed for the HOA.
 - Board meeting location change due to school dates and times availability – Board decided for February meeting to meet at the Tasty Asian Kitchen 5115 N Dystart Road, Litchfield Park, AZ. This will be the meeting location until another suitable location close to the HOA can be located at nominal fee.
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Next Meeting

- February 18, 2016 6:30 p.m. Tasty Asian Kitchen 5115 N Dystart Road, 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 8:19 PM.
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Minutes submitted by: Vicki Jacobs, Recording Secretary, Rio Crossing Homeowners Association