

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

**Thursday, March 17, 2016**

**6:30 PM**

Tasty Asian Kitchen 5115 N Dysart Road, Litchfield Park, AZ 85340

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

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**Meeting Called to Order**

- By Julia Anderson, at 6:31 p.m. Quorum established

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**Approval of Prior Meeting Minutes**

- Minutes of the February 17, 2016 reviewed by the Board of Directors. Motioned by James Adams to accept minutes as presented, Julia Anderson seconded motion. Motion passed unanimously.

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**Treasurer's Report**

- A summary of the 2/31/16 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 from the committee tree pruning into owner's lot update, it was decided James and Julia would walk and check the areas
- **Design Review Committee** – Lot 245 window change size on the back of the home second floor – Motioned by Julia Anderson to approve, James Adams seconded motion. Motion passed unanimously. Lot 99 installation of sun screens – Motion by Julia Anderson to approve with stipulation the screen matches the window i.e. square to square and round to round, James Adams seconded motion. Motion passed unanimously. Lot 311 front door installation resubmittal – Motioned by Julia Anderson to deny due to the fact the color pallets for the HOA stipulate the front does must match the pallet, James Adams seconded motion. Motion passed unanimously.
- **Social Committee** –Carissa was absent from the meeting, Motion by Julia Anderson to approve Tag Teams signs for the metal signs that Carissa had designed previously, James Adams seconded motion. Motioned passed unanimously. Newsletter was discussed concerning article to be added and to move forward with copies for all owners. The first letter will be provided in paper and if a homeowner wishes to continue to receive they must provide current email address for future ones.
- **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**

- Landscape vendor's proposals - board have reviewed and will narrow to three vendors to interview at the April meeting - Motioned by Julia Anderson to invite Apache Scapes, Sonrissa and APL, James Adams seconded motion. Motion passed unanimously.
- Replacement of tables/benches and trash cans proposals were reviewed – Motioned by Julia Anderson to approve Dave Bangs and Associates proposal assuring they will be well anchored into the cement due to vandalism in the past, James Anderson seconded motion. Motion passed unanimously.
- Sidewalk repair proposals – board have reviewed – Motioned by Julia Anderson to approve Apache Scapes proposal for removal and repair of HOA sidewalks to include root removal, James Adams seconded motion. Motion passed unanimously.

**New Business**

- Julia Anderson requested management to contact City of Avondale Police Department and Traffic engineer about speed bumps for the two through streets in the HOA, also to see if they will place temporary speed indicator signs. Request to see if at the next meeting after someone from the City of Avondale traffic engineer would be able to speak at the meeting.
- James Adams advised he is resigning from the board of directors and this will be his last meeting, he has placed his home on the market and will be relocating to the east valley. Julia Anderson thanked James for all of his hard work and dedication to the community he will be missed.
- Board meeting location change due to school dates and times availability – Board decided for April 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**

- April 21, 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 James Adams motioned to adjourn the meeting, Julia Anderson seconded motion. Motion passed unanimously adjourn the meeting at 7:11 p.m.
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**Minutes submitted by:** Vicki Jacobs, Recording Secretary, Rio Crossing Homeowners Association