

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

Avondale City Hall: Mojave Conference Room  
11465 Civic Center Dr.  
Avondale, AZ 85323  
Thursday, October 25, 2018  
7:00pm

**Board Members Present:** Julia Anderson, Ray Harwood, Andres Montoya, Ryan Van Patter, Stephanie Hernandez

**Others Present:** Melanie Veach, Community Manager; Miguel, Stillwater Landscape; and Kenneth Ellson, Recording Secretary

- I. Call to Order** - At 7:02 Julia called the meeting to order.
- II. Appoint Officers/ Sign Code of Conduct**
  - a. Julia nominated Ray Harwood as board president. No objections.
  - b. Ray nominated Julia Anderson as vice president. No objections.
  - c. Ray nominated Andres Montoya as secretary. No objections.
  - d. Ray nominated Stephanie Hernandez as treasurer. No objections.
- III. Appoint Committee Members and Committee Reports**
  - a. Design Review Committee - Julia will continue to chair the design review committee. Ray and Ryan will also be on the committee.
  - b. Landscape Committee - To be combined with social media liaison. Julia Anderson to be assistant landscape liaison.
  - c. Social Committee
    - i. Andres will continue to chair the social committee. Julia and Ida Collins will also be on the social committee. More volunteers will be asked for via the newsletter.
    - ii. December 15<sup>th</sup> - Community Bazar - Ray made a motion to give the social committee a maximum of \$1,500 from the social fund for the December event. Andres seconded. Motion carried.
  - d. Social Media Liaison - Ray will continue as the social media liaison.
- IV. Approval of the September 14, 2018 Special Meeting Minutes and August 23, 2018 minutes** - Minutes approved as distributed.
- V. Review September 30, 2018 Financials** - Stephanie reviewed the financials.
- VI. Secretary's Report** - Ray provided the secretary report.
- VII. Management Report** - Melanie provided the management report.
- VIII. Old Business**
  - a. Ginsburg & Dwaileebe CPA Engagement Letter - Julia made a motion to use Ginsburg & Dwaileebe as the CPA for the tax preparation and compilation report in 2019. Andres seconded. Motion carried.
  - b. Tree Theory (formally Treeage) Bid - Tabled until next meeting.

- c. Repair/Replace Lifted Sidewalk Proposals - Andres moved to accept the bid from GB Contracting. Stephanie seconded. Motion carried. Julia has volunteered to walk the community and report back next meeting on what areas need to be reported back to the city and what areas need to have trees removed.
- d. 5-year Granite Proposals - Tabled until next meeting.
- e. Storm Damage/ Insurance Claim - Julia made a motion to not file an insurance claim on the damages in 2018. Stephanie seconded. Motion carried.
- f. Block Wall Inspections - Discussed in management report
- g. Annual Backflow Inspection – Melanie explained the reason the bill was so much higher than expected was because most of the backflows needed repairs and then had to be retested.
- h. Avondale Traffic Study Report - Homeowners to be informed via newsletter that the city of Avondale did a traffic study.

#### **IX. New Business**

- a. Ratify Removal of 4 Trees - Tree removal bid ratified.
- b. Tacomas at Entryway - Julia to obtain a recommendation from Stillwater. Tabled until next meeting.
- c. Winter Annuals – Fall flowers were not in as of this date.
- d. Pruning/Planting (Line of Sight) - Stillwater will be asked to prune all corners to guarantee that line of sight is not blocked.
- e. Community Revitalization Plan - Tabled until next meeting.
- f. Community Enhancement - Ray to include in weekly email that the board is accepting applications for volunteers to give ideas on capital improvements.
- g. Tree & Stump Removal
- h. Adding Agenda Items by Board Members - Ray to work with Melanie to create the agendas. Any suggestion for the agenda from board members should be emailed to Ray.
- i. Winter Newsletter Suggestions
  - i. Blurb reminding about upcoming painting project to be included.
  - ii. Warning about painters that are charging low and saying that they do not have to submit for approval.
  - iii. Educational blurb about differences between licensed and unlicensed contractors.
- j. Website Usage Report – Melanie provided the report to the Board.
- k. Ballot Redaction - Ray made a motion that the ballots not be redacted when requested to be viewed per Arizona revised statute. Andres seconded. Motion carried.

#### **X. Open Forum**

#### **XI. Next Meeting**

- a. November 29, 2018

#### **XII. Recess - At 8:50 Ray called for a short recess before going into the Executive Session in accordance with A.R.S. §33-1804(A) (1 thru 5).**

Respectfully Submitted,

*Kenneth Ellson*

Kenneth Ellson, Recording Secretary  
On behalf of the Rio Crossing Board