Rio Crossing Homeowners Association
Board Meeting Minutes – Open Session
February 19, 2015 – 6:30pm

Barbara B. Robey Elementary School (Room #808)
5340 N. Wigwam Creek Blvd, Litchfield Park, AZ 85340

Board Members Present:	Julia Anderson (President), Janet De Asis (Treasurer), Latoya McConnell (Secretary), James Adams (Member at Large)
Board Members Not Present:	Lori McDonald (Vice President)
Also Present:	Jim Baska (Trestle Management Group)
Homeowners Present:	1

Meeting Called to Order

- By Julia Anderson at 6:31 PM
- Quorum established

Approval of Prior Meeting Minutes

- Julia Anderson motioned to approve the minutes from the January 15, 2015 Open meeting as presented. Latoya McConnell seconded the motion and a vote of the Board was taken which passed unanimously.

Treasurer's Report

- Trestle Management Group provided copies of the January 2014 financial statements and reviewed the details with the Board.
- The Board asked Trestle to modify the language in the Financial Narrative report in regards to the association being "fully funded".

Committee Reports

- **Landscape Committee** – Julia Anderson was named to the Landscape Committee. The Board asked Trestle Management to invite a representative from ILM to attend their next meeting to discuss "natural pruning" versus "controlled natural pruning".
- **Design Review Committee –** None
- **Social Committee** – The Board discussed details concerning the upcoming Easter Picnic community event. Truly Nolen intends to supply hot dogs, hamburgers, buns etc. Jim Baska to see if ILM and Trestle can provide drinks, chips, etc for 75 to 100 people. A motion was made by Julia Anderson and seconded by James Adams to have Trestle Management rent a bounce house (no generator) for 3 hours. Janet De Asis volunteered to pick-up plastic eggs and fill with candy.

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.
- James Adams motioned to establish a separate "Retention Wall Settlement Money Market" account utilizing existing reserve funds in the amount of $70,000.00. Latoya McConnell seconded the motion and a vote of the Board was taken which passed unanimously.

Unfinished Business

- **Erosion Repair and Drywell Proposals** – Julia Anderson made a motion to approve the drywell installation proposal from Storm Water Pros in the amount of $9,725.59. James Adams seconded the motion and a vote of the Board was taken which passed unanimously. The Board decided to table the additional erosion repair estimates and review in the future if needed.
- **Rio Crossing Board Portal** – Item Tabled until April 2015 Meeting
- **Design Guidelines** –Further action on the Design Guidelines is being held until the Board has a chance to further review and refine the document.
- **Dog Waste** – The Board directed Trestle Management to acquire pricing for the purchase and installation of (4) additional Doggie Stations to match their existing stations currently in the community.
- **Community Garage Sale** – The Board will consider for future events with Latoya McConnell volunteering to find less expense alternatives for the upcoming sale. James Adams also volunteered to install anchors into common area block walls to hang existing Garage Sale banner.
- **Reserve Study** – Julia Anderson made a motion to approve the reserve study update proposal from RDA in the amount of $810.00. Janet De Asis seconded the motion and a vote of the Board was taken which passed unanimously.

New Business

- **Sail Shade at Roma Park Ramada** – The Board decided to table the review of this proposal until next month's meeting.
- **2014 Tax Returns** – Trestle Management presented the 2014 State and Federal Tax Returns which were reviewed and signed by the Board Treasurer, Janet De Asis.

Next Meeting

- The next Board of Directors meeting was scheduled for March 19th, 2015 at 6:30 PM at the Barbara B. Robey Elementary School.

Adjournment

- Julia Anderson adjourn the meeting at 7:55 PM.

Minutes submitted by: Jim Baska, Acting Secretary, Rio Crossing Homeowners Association