

Rio Crossing Homeowners Association
Board Meeting
Open Session Minutes

Avondale City Hall
11465 Civic Center Dr
Avondale, AZ 85323

Thursday, July 26, 2018
7:00pm

Board Members Present: Julia Anderson, Ray Harwood, Andres Montoya, and Matt Krestchmer.

Others Present: Melanie Veach, Community Manager; Roger Hartzog, Treeage Landscape; and Kenneth Ellson, Recording Secretary

- I. Call to Order/Establish Quorum** – At 7:00pm Julia called the meeting to order
- II. Guests** - The representatives from Treeage USA, LCC. Explained what their services entail and the audit that they offer.
- III. Committees**
 - a. Design Review Committee – Julia reported there were four requests. One to replace turf with granite, one add steel door, one to change paint scheme and one was tabled pending more information. This was included in the 6-28-18 Meeting Minutes.
 - b. Landscape Committee – No report.
 - c. Social Committee – No report.
 - d. Social Liaison/Website Committee – Ray gave a brief synopsis of his reports he sends out and number reviewing his reports.
- IV. Vacant Seat on Board**
 - a. Ray made a motion to appoint Stephanie Hernandez to fulfill the vacancy for the remainder of the term. Andres seconded. Motion carried.
- V. Approval of the minutes** – There was no objection to the 6/28/18 minutes. Minutes approved.
- VI. June 30, 2018 Financials** - Stephanie provided the financial report.
- VII. Secretaries Report**
 - a. Ray provided the secretary report.
- VIII. Management Report**
 - a. Melanie provided the management report.
- IX. Old Business**
 - a. Message Board Proposal – Bulletin board is on backorder.
 - b. Vendors Parking on Common Areas – Board discussed Stillwater’s crews parking on landscaping. Also wanted to know if they send weekly reports.

X. New Business

- a. Torrent Resources Drywell Report - Matt made a motion to approve the bid to clean out and repair the dry well. Ray seconded. Motion carried.
- b. 5-Year Granite Replenishment Plan - Melanie to obtain more bids.
- c. Replace 3 Yellow Bells Proposal - Ray made a motion to approve Stillwater's Proposal for \$90.00 to replace the yellow bells and check the irrigation. Matt amended the motion to have Stillwater check the soil. Motion withdrawn. Ray made a motion to approve the expenditure of up to \$350 to include Stillwater's proposal to replace the yellow bells, amend the soil, and replace the oleander tree out of the landscape line item. Matt seconded. Motion carried.
- d. Inspect Block Walls Proposal – This was tabled as still waiting on proposals.
- e. Repair/Replace Lifted Sidewalk(s) proposal – This was tabled as still waiting on proposals. Large section of lifted sidewalk on El Mirage is the City's responsibility and they have been notified.
- f. Temporary RV Parking Amendment - Matt made a motion to approve the parking amendment, with the amendment that permission will not be granted if the RV will block the sidewalk while parked on the side yard. Ray seconded. Motion carried.
- g. Annual Meeting Discussion – Board unanimously agreed to not suspend voting rights this year.
- h. Vehicle Parking - Julia made a motion to use funds from the operation budget for no more than \$2,500 to have PB&J to red line the CC & R's. Motion withdrawn.

XI. Open Forum

XII. Next Meeting- Thursday, August 23rd, 2018.

XIII. Recess – At 8:56pm Julia recessed to 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