

Rio Crossing Homeowners Association
Board Meeting
Open Session Minutes

Avondale City Hall: Mojave Conference Room
11465 Civic Center Dr.
Avondale, AZ 85323
Thursday, November 29, 2018
7:00pm

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

Others Present: Melanie Veach, Community Manager; and Kenneth Ellson, Recording Secretary

- I. Call to Order** - At 7:15 Ray called the meeting to order.
- II. Approval of October 25, 2018 Open Session Minutes** - Minutes approved with discussed changes.
- III. Reports of Officers & Committees**
 - a. Presidents Report - Ray provided the president's report.
 - b. Treasurer's Report - Stephanie provided the treasurer's report.
 - c. Social Committee's Report - Andres proved the social committee's report.
- IV. Management Report** - Melanie provided the management report
- V. Old Business**
 - a. Treeage Bid - Andres made a motion to move forward with Treeage. No second, motion failed. Melanie to ask Stillwater to perform a soil test.
 - b. 5-Year Granite Proposals - Tabled until January 2019.
 - c. Community Revitalization Plan and Enhancement - Andres moved to create a community revitalization plan and enhancement committee to consist of Andres Montoya and Ryan Van Patten to review the proposed revitalization concepts and provide a way for the concepts to be presented. Ryan seconded. Motion carried.
 - d. Paint Audit Discussion
 - i. Julia and Ray to accompany Melanie on the tour of the community.
 - ii. Ray made a motion for the chair of the design review committee to approve the paint requests as long as they meet the guidelines. Andres seconded. Motion carried.
 - iii. Julia made a motion to give Melanie the authority to give any homeowner who asks an automatic 6-month extension with 12-month requiring board approval and it is tracked and reported to the board. Stephanie seconded. Motion carried.
 - iv. Melanie given permission to spend up to \$350 to mail out postcards to remind homeowners about the paint audit with a link to the approved list.
- VI. New Business**
 - a. Review of Violation Policy
 - i. Temperance in Violation Enforcement - Melanie to not tour after December 11th until the first full week in January.

- b. Rio Bonita Rezoning Request – The board discussed the planned townhome development. Known information to go out in mail chip.
- c. Board Training Opportunities – Ray asked that board members attend a board training or at least read the governing documents.
- d. Welcome packet - Board to review the new homeowner welcome packet.

VII. Open Forum - No homeowners present.

VIII. Next Meeting – Board meeting at January 24, 2019, meetings will be at Estrella Mountain Community College, 3000 N Dysart Rd, Conference Center South, C-120

IX. Adjournment - At 8:52 meeting was recessed to reconvene at executive session.

Respectfully Submitted,

Kenneth Ellson

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

DRAFT
Preliminary