

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

Estrella Mountain Community College  
3000 N Dysart Rd  
Conference Center C-120 South  
Avondale, AZ  
Thursday, September 24, 2018  
7:00pm

**Board Members Present:** Ray Harwood, Andres Montoya, Ryan Van Patter,

**Board Members Absent:** Julia Anderson, Stephanie Hernandez

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

- I. **Call to Order** - At 7:00 Ray called the meeting to order.
- II. **Approval of Open Session Minutes** - Minutes approved as presented.
- III. **Reports of Officers & Committees**
  - a. Presidents Report - Ray provided the president's report. Ray compiled a list of board accomplishments over the last year. He will provide the list to Melanie for her to put the highlights in the first newsletter of the year.
  - b. Treasurer's Report - Ray provided the treasurer's report.
  - c. Social Committee's Report - Andres proved the social committee's report.
  - d. Social Liaison Report - Ray provided the social liaison report
  - e. Design Review Committee - Three paint submittals
  - f. Enhancement Committee - Andres provided the enhancement committee report. Community vote on desired landscape to be given. RFP to be given in April.
- IV. **Management Report** - Melanie provided the management report
- V. **Old Business**
  - a. Stillwater Email re Soil Testing, Etc – Stillwater performs soil testing every Spring.
  - b. Repair/Replace Lifted Sidewalk - Completed
  - c. 5-year Granite Proposals - Andres moved to move forward with the orange area of the granite replacement plan. Ryan seconded. Motion carried.
    - i. Block Wall Inspection Report and Proposal - Tabled
  - d. Paint Audit - Paint audit is scheduled on the 29<sup>th</sup>.
- VI. **New Business**
  - a. Rio Crossing Inventory - Karaoke machine, metal signs, doggy bag station key, bulletin board key, cups, backdrop stand, 10x10 Christmas backdrop
  - b. Tree Pruning/Removal Proposal - Andres moved to approve the tree trimming proposal from Stillwater for \$14821 from the operating budget. Ryan seconded. Motion carried.
  - c. 2019 Reserve Study Update - Melanie to obtain proposals to update the reserve study.
  - d. Spring Newsletter Suggestions - Going out sometime towards the end of February.

- e. CAI - Andres motioned move forward with the board's subscription for roughly \$300. Ryan seconded. Motion carried.

**VII. Open Forum**

- a. Homeowner requested the board install a dog station near the mailbox cluster on 134<sup>th</sup> Ave. Melanie will obtain a proposal for the next meeting.
- b. Kids at the bus stop near the Campbell entrance littering in homeowner's yard.

**VIII. Next Meeting** – Board meeting at February 28, 2019, meetings will be at Estrella Mountain Community College, 3000 N Dysart Rd, Conference Center South, C-120.

- IX. **Recess** - At 8:40 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

DRAFT  
Preliminary