

## **CLUB RIO HOA BOARD OF DIRECTORS' MEETING – February 23, 2022**

The Club Rio BOD meeting was called to order at 9:00 AM by President Ken Rausch in Club Lago. Present: President Ken Rausch, 1<sup>st</sup> Vice-President Tom White, 2<sup>nd</sup> Vice-President Denny Jameson and Directors Bob Lacob and Dick Wood. Also present: Treasurer Dennis Boyd and Secretary Kathryn Culver. Absent: Director Kenny Klise and Director Cathy Gildner.

**MEETING MINUTES:** Dick Wood moved to accept the minutes for the BOD meeting from January 26, 2022. Denny Jameson seconded. Unanimous approval from those present.

Denny Jameson moved to accept the minutes for the BOD and Management meeting from February 1, 2022. Bob Lacob seconded. Tom White abstained. Approval from all others present.

Tom White moved to accept the minutes for the Executive Session of the BOD from February 1, 2022. Bob Lacob seconded. Discussion followed. Unanimous approval from those present.

### **TREASURER'S REPORT:**

Treasurer Dennis Boyd reported that it was not a very active month. There was no income from any of the clubs. The Treasurer's bond was paid in the amount of \$ 280.00. The HOA received the interest for the CD's from last year in the amount of \$ 763.00. The HOA did not lose any money for the month, but gained \$ 500.00 from SUN management for Fun Day and \$ 795.00 from membership and \$180.00 from calendar ads.

Dennis is waiting on Jim Owens to prepare the tax returns for the HOA and is meeting with Rose Hulse regarding a few remaining questions about the audit. The audit is expected to be wrapped up by the end of the month.

Bob Lacob made a Motion to accept the Operating Report. Seconded by Dick Wood. Unanimous approval from those present to accept the Operating Report.

### **HOA COMMITTEE REPORTS:**

**1. HOMEOWNERS COMMITTEE:** Denny Jameson stated that the Committee will need to go into Executive session after this meeting to discuss personnel for the Committee. There has been no other activity to address with SUN at this time.

**2. SOCIAL COMMITTEE:** Due to illness, no members were present to report. Discussion followed regarding upcoming events such as a Mardi Gras party in March, a roast beef dinner for Mother's Day, a Mystery Auction and a Clam Bake.

**3. MEMBERSHIP COMMITTEE:** Bob LaCob reported 208 members at present.

**4. ACQUISITION COMMITTEE:** No report.

**5. NEW RESIDENTS COMMITTEE:** No report. Discussion followed regarding getting increased contact with new residents, possibly with a "Welcome Committee". Ken Rausch and Denny Jameson will discuss the options with Sharie Laraby and get more ideas and information.

**6. NEWSLETTER COMMITTEE:** Gregg Allen stated there was nothing significant to report. Discussion followed regarding utilizing a computer program which would put social events in chronological order for the calendar.

**7. SUNSHINE COMMITTEE:** No report.

**8. ANY OTHER COMMITTEE REPORTS:** No reports.

**COMMENTS FROM MEMBERS IN ATTENDANCE:**

Resident Deborah Stone addressed the BOD and asked how many signed Statement of Disputes and Authorization of Representation have been received. Ken Rausch reported he almost has the needed number, but he needs an additional four. Some forms that have been turned in are duplicates. Discussion followed regarding obtaining more signed forms and canvassing.

Ms. Stone also brought up the topic of live streaming of the HOA meetings and suggests that the BOD revisit the issue. She said there are HOA members who want to be a part of the meetings and see streaming of HOA meetings. Ken Rausch noted that he asked for volunteers at the last meeting to set this up and no one came forward. Tom White said he believes the BOD has no objection to streaming the meetings and if someone wants to come forward to do this, the BOD will assist. Discussion followed.

Dick Wood made a Motion that the BOD will authorize volunteers to stream all of the BOD meetings, if they so desire. Seconded by Tom White. Discussion followed. Unanimous approval from those present.

Denny Jameson addressed Ms. Stone regarding his thanks for her becoming a resident. Discussion followed regarding the issue of standing of a resident for issues of the HOA.

No other comments from members present.

**UNFINISHED BUSINESS:**

**1. STATEMENT OF DISPUTES AND AUTHORIZATION OF REPRESENTATION AND STANDING:** This issue was discussed above.

**2. APPROVAL OF HOMEOWNERS COMMITTEE MEMBERS:** This will be discussed during Executive Session.

**3. ATTORNEY FOR THE HOA:** Denny Jameson reported on his efforts to obtain the services of an attorney or attorneys. The issue will be discussed at a later time.

**4. POOL HOURS:** Ken Rausch noted that the BOD will meet with Tiffany Najera next week for an update. Discussion followed regarding the status of the issue and resolution.

**5. CERTIFICATE OF APPRECIATION:** The Certificate for Cheryl Davis which was approved at the last meeting will be presented to her in person and not at the HOA meeting, per her request.

**NEW BUSINESS:**

**1. CORRESPONDENCE/ MISC.:** Ken Rausch received the following correspondence and/or emails:

a. Tiffany Najera sent out an update on issues via email to each BOD member.

b. A letter was received from Jim Hoekstra, Senior VP of SUN congratulating the BOD on election (appointment).

c. A bill was received for \$87.50 from the prior attorneys for removal of the online status of the attorneys as registered agent for the HOA. Since this service was not requested by the BOD, the

bill was not authorized to be paid.

**2. HACIENDA CARE CENTER:** Ken Rausch reported that after SUN did an inspection of sites in the boatyard, the HCC container and the decorations shed were written up for mold on the side of the building. Ken has contacted resident Bill Bramlett to pressure wash the HCC. Discussion followed.

**BOD COMMENTS:**

Denny Jameson discussed comments made by Tiffany Najera at the last BOD/Management meeting about the fence.

Tom White stated his opinion that he is unhappy that SUN Management is appearing to try meddle in HOA internal affairs.

Denny Jameson discussed the purpose of the BOD entering Executive Session.

Resident Deborah Stone addressed the BOD about her concerns and the concerns of others in the community about the procedures, duties, names of members and makeup of the Homeowners Committee (formerly the Statutory Committee). She suggested the BOD provide information about the committee to the residents. Discussion followed.

No further comments.

The BOD moved into Executive Session at 10:05.

The BOD came out of Executive Session 11:12.

Dick Wood made a Motion to appoint HOA members to serve on the Homeowners Committee, also known as the Statutory Committee. The people appointed were Denny Jameson (as member and Chairperson), Tom White, Dick Wood, Mike Heasley and Kathryn Culver as voting members. Doug Richard and Laura Grogan were appointed to the Committee as alternates. All are appointed subject to their acceptance. No further discussion. Unanimous approval from those present. The Motion is carried.

**ANY OTHER BUSINESS:**

There being no other business brought forth, the meeting was adjourned.

Meeting adjourned at 11:17 am.

Respectfully submitted by,

/s/ Kathryn Culver  
Kathryn Culver, Secretary