

**BOARD OF DIRECTORS' MEETING APRIL 29, 2026**  
**CLUB RIO HOMEOWNERS' ASSOCIATION, INC.**

**CALL TO MEETING ORDER:** Meeting called to order at 9:00am by President Denny Jameson.

**ROLL CALL:** Present were President Denny Jameson, 2<sup>nd</sup> Vice President Gregg Allen, Directors Bob Karvonen, John Meyer and Recording Secretary Linda Bennett. Absent were 1<sup>st</sup> Vice President Tom White, Directors Cathy Gildner, Tish Michelson and Treasurer Sara Bacon. Guests in Attendance: Karen Druschke and Tammy Land.

**APPROVE MINUTES OF BOD MEETING APRIL 1, 2026:** There were no additions/deletions or corrections to the minutes. Gregg Allen motioned to accept them, seconded by Bob Karvonen. No further discussion. The motion carried.

**TREASURERS REPORT:** Denny reviewed the Treasurer's reports. Gregg Allen motioned to accept the reports, seconded by Bob Karvonen. No further discussion. The motion carried.

**RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS:** Karen Druschke stated she was contacted by a resident, who has an ad in the new Resident Directory, which was in error. Karen will put a note in the June Newsletter correcting the error. Linda Bennett asked why the Red Hats error wasn't corrected in the May Newsletter and was told by both Karen and Gregg Allen that it was the fault of the program.

**HOA COMMITTEE REPORTS:**

1. HOC: No report.
2. FMO: No report, however, Denny received a copy of the FMO representatives. He will contact them to see if he can get a list of the Sun parks.
3. Social Committee: Tammy Land reported on their current budget. She said they were averaging 70-75 people per party, which is down from last year. John Meyer and Tammy will meet with Kristin, Sr. Community Manager, tomorrow. Approximately 90 tickets were sold for the Mother's Day Pancake Breakfast scheduled for May 10<sup>th</sup>, for which Sun is purchasing the pancake mix and sausage. Ninety-five tickets were sold for the Kentucky Derby, being held May 2<sup>nd</sup>. Sun is buying the ice cream for the Ice Cream Social in June. Gregg Allen stated he would like to make the Auto Show an annual event and include the Social Committee.
4. Membership Committee: No report.
5. New Residents: No report.
6. Newsletter Committee: No report.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: No report.

**OLD BUSINESS:**

1. Proposed Spectrum Change by Sun – Dropped: This issue has been dropped by Sun.
2. Statement of Dispute: We have 360+. A lot of the old statements were updated.
3. DBPR/AG Filings: We're on our third draft.

**NEW BUSINESS:**

1. Certificate of Appreciation: Denny suggested giving a certificate to Rose Hulse for her assistance in auditing the HOA books. John Meyer made a motion to give Rose a Certificate of Appreciation, seconded by Gregg Allen. There was no discussion. The motion carried. Gladys Bustamante has volunteered to take over the auditing. Denny told her the Board would have to approve that.
2. Item Attorney Thinks Will Strengthen our Case: Our attorney would like to look over all eight prospectuses.
3. Phone Call with our Attorney at 9:30: It was suggested that the secretary leave the meeting, as she was not an elected member of the Board.

**COMMUNICATIONS TO HOA:** No report.

**BOARD COMMENTS:** Denny reported that he had talked to Hal Halvorson, who would like to assist the HOA in getting .pdf's of the eight Prospectuses. Our attorney would like a copy of them. Hal is also going to take our Resident Directory and create a robot call program. Denny will check with him about the pigeonhole.

**EXECUTIVE SESSION:** At 9:30, the meeting went into executive session for a phone call with our attorney.  
**RETURN TO REGULAR SESSION:** The meeting returned to regular session after the phone call.  
**ADJOURN:** Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary

DRAFT