

BOARD OF DIRECTORS' MEETING AUGUST 26, 2026
CLUB RIO HOMEOWNERS' ASSOCIATION, INC.

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

ROLL CALL: In addition to President Denny Jameson, 1st Vice President Tom White, 2nd Vice President Gregg Allen, Directors John Meyer, Tish Michelson, Cathy Gildner Thomas, Treasurer Sara Bacon and Recording Secretary Linda Bennett. Absent was Director Bob Karvonen. There was one resident in attendance, Kathy Hathaway.

APPROVE MINUTES FROM BOD MEETING HELD ON JULY 29, 2026: Cathy Gildner Thomas made a motion to accept the minutes, seconded by Tish Michelson. There was no discussion, and the motion passed.

TREASURERS REPORT: Sara Bacon reviewed the Financial Statement with the BOD. She will put a footnote in the report that the total administrative expenses includes the money paid to our attorney. Denny explained to the BOD that Sun pays February to February, so they shouldn't be billed for their Newsletter use. Sara Bacon presented a bill for the domain use. Denny suggested she contact Steve Kenworthy to see if the invoices are legitimate. Gregg Allen made a motion to accept the Financial Statement, which was seconded by Cathy Gildner Thomas. There was no further discussion, and the motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Kathy Hathaway is concerned about the recent information she received regarding the 50/50, baskets of cheer, etc. that the Ohio Club uses to generate money for their club. Cathy Gildner Thomas showed her a copy of the letter the BOD received from Amy Herndon, Divisional Vice President of Operations & Sales for Sun. Denny told Kathy and John that this was something they should take up with the Social Committee, not the BOD. Kathy was also advised by Denny, that, according to our attorney, yes, it is illegal, however, probably no one is going to prosecute anything to do with it, and if you continue, if Sun comes in and says anything, it's none of their business, and this is a private party. Secondly, if a law enforcement officer comes in, just go over and greet him, ask what they want, if it's about the 50/50, we are ceasing that, is there anything else, officer? And let it go. Denny went on to say, if it becomes a personal problem, he could understand. But that doesn't mean the Ohio Club has to bow out. He said that all the BOD could do was advise the clubs based on the letter from Amy Hernden.

HOA COMMITTEE REPORTS:

1. HOC: No report.
2. FMO: Denny reported that he applied for a Gold Award, as all of the BOD members are FMO members. There is a legal fund with the FMO. Should we ask to join? Denny will ask Ken Rausch to check into it.
3. Social Committee: John Meyer reported that the Pool Party had to be canceled because they only sold 14 tickets. The Summer Shindig is coming up this Saturday, for which the Social Committee and the Fishing and Boating Club will cohost. They sold 100 tickets. In September, we have Paddle Bingo, which Kathy Hathaway is running. Cathy Gildner Thomas brought up the fact that an ad in the Newsletter stated that a resident is having a private party in December, for which there will be a charge. John is concerned that that may affect the attendance of our parties. He stated that we have three events scheduled for December.
4. Membership Committee: No report.
5. New Residents: Cathy Gildner Thomas and Tish Michelson will contact Sun to discuss how we can get the names of the new residents.
6. Newsletter Committee: See above.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: Denny contacted Bruce Carroll and Bruce said he and Kenny Klise will do an inventory, as the Care Center is running out of room.
10. Any Other Committee: According to Denny, there were no additional Committees to be added to the agenda.

OLD BUSINESS:

1. Meeting with Sun about New Residents Listing: See above.
2. Billing Sun for January. Denny was Wrong – January is last of 12: See above.
3. Club Contacting Re: 50/50: The clubs were contacted by the BOD to advise them of the letter from Amy Hernden, except for the Dance Club, and Cathy Gildner Thomas will contact them.
4. Survey Members: As of now, 325 residents have completed the survey.
5. Medical Equipment Loaner – Inventory Clearing – Bruce: See above.

6. Confirming 501 C3 Status from IRS: Denny is still waiting to hear from Dennis Boyd regarding the form to be completed. He will follow up.

NEW BUSINESS:

1. Reporting Prospectus Violations: The HOA BOD did not feel they should have to report Prospectus violations. They will follow up on complaints filed, if they have a copy of the complaint.
2. Newest Legal Complaint Form: The BOD received a copy from our attorney. See below.
3. Execute Documents for Filing Complaints: After discussing the final complaint document, Gregg Allen made a motion to file the complaint, seconded by John Meyer. Cathy Gildner Thomas voted to abstain. John Meyer voted yes. Gregg Allen voted yes. Tish Michelson voted to abstain. Tom White voted no, and Denny Jameson voted yes. The motion passed.

COMMUNICATIONS TO HOA: See above.

BOARD COMMENTS: No comments.

ITEMS FOR MANAGEMENT: The BOD compiled a list of items to discuss with Sun.

ADJOURN: Meeting adjourned at 10:52am.

Respectfully submitted,

Linda Bennett, Recording Secretary