

**BOARD OF DIRECTORS' MEETING JULY 29, 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, 1<sup>st</sup> Vice President Tom White, 2<sup>nd</sup> Vice President Gregg Allen, Directors Bob Karvonen, John Meyer and Cathy Gildner Thomas were in attendance. Absent were Director Tish Michelson, Treasurer Sara Bacon and Recording Secretary Linda Bennett. There was one resident in attendance, Pamela Vandenberg.

**APPROVE MINUTES OF BOD MEETING JULY 1, 2026:** Cathy Gildner Thomas made a motion to accept the minutes, seconded by Bob Karvonen. There was no discussion, and the motion passed.

**TREASURERS REPORT:** Denny reviewed the Financial Statement with the BOD. Gregg Allen made a motion to accept the Financial Statement, seconded by Cathy Gildner Thomas. There was no discussion, and the motion passed.

**RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS:** Pamela Vandenberg expressed an interest in running for the BOD.

**HOA COMMITTEE REPORTS:**

1. HOC: No report.
2. FMO: No report.
3. Social Committee: John Meyer reported that the pool party had to be cancelled due to lack of ticket sales. Per John, Sun will contribute \$1,600 for the remainder of the year. He will contact Sara Bacon to see the amount we have to bill Sun for comments in the Newsletter. The Social Committee is co-sponsoring the F&B Shindig on August 29th. The cost is \$20/pp and will be catered by the Olive Garden. Tickets will be on sale August 10<sup>th</sup>.
4. Membership Committee: There are currently 366 members.
5. New Residents: Sun is not giving the information for new residents to the New Residents Committee. Cathy Gildner Thomas will contact Linda Peck to meet with Kristin Piatt to see why we are not getting the information.
6. Newsletter Committee: Per Gregg Allen, Sun has to be billed one month for their comments in the Newsletter.
7. Sunshine Committee: Cathy Gildner Thomas will send a get-well card to Mary Heasley.
8. Website: No report.
9. Care Center: Bruce Carroll will be contacted regarding the inventory in the Care Center.
10. Any Other Committee: No report.

**OLD BUSINESS:**

1. Survey – To date, 285 residents have responded to the survey. Denny will go back on Facebook and repost the link to the survey. If a resident does not know how to complete the survey, Denny will gladly help them.

**NEW BUSINESS:**

1. Letter From Sun re 50/50 and Bingo: Denny reported that the BOD should have received emails from our atty regarding his opinion on the matter, plus his response to Sun. According to Dennis Boyd, we are a 501C-3 and fall into one of the categories for which we are tax exempt. Bingo is not a problem as they give back 100% of the money they take in. Per Denny, Sheriff Chitwood doesn't care what people do with the 50/50.
2. Our Response to Sun: At the present time, the BOD is not communicating with Sun. Representatives from the BOD will meet with each club to give them a copy of the letter.
3. Lawsuit: Denny asked the BOD to review the documents that the atty sent. There will be a meeting on August 7<sup>th</sup> at 9am.

**COMMUNICATIONS TO HOA:** Ken Rausch sent an email to the BOD regarding late charges. This is covered in our lease agreement. Denny will respond to Ken.

**BOARD COMMENTS:** No additional comments.

**ITEMS FOR MANAGEMENT:** N/A

**EXECUTIVE SESSION:** The BOD went into executive session.

**RETURN TO REGULAR SESSION:** The BOD returned to regular session.

**ADJOURN:** Meeting adjourned.

Respectfully submitted, Linda Bennett, Recording Secretary