

BOARD OF DIRECTORS MEETING JUNE 25, 2025
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

CALL TO MEETING ORDER: Meeting called to order by President Denny Jameson.

ROLL CALL: Present were President Denny Jameson, 2nd Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, and Treasurer Sara Bacon. 1st Vice President Tom White, Director Dick Wood and Recording Secretary Linda Bennett were absent. Guests in Attendance: Laura Grogan, Barry McLaughlin and John Meyer.

APPROVE MINUTES OF BOD MEETING MAY 28, 2025: There were no changes to the minutes. Ken Rausch made a motion to accept the minutes, seconded by Gregg Allen. The motion carried.

APPROVE MINUTES OF SPECIAL BOD MEETING JUNE 16, 2025: There were no changes to the minutes from the Special BOD Meeting. The special meeting was to make a motion to open a CD and Money Market Account at Launch Credit Union. Ken Rausch made a motion to approve the minutes, seconded by Cathy Gildner. The motion carried.

TREASURER'S REPORT: Sara Bacon read the reports. Cathy Gildner made a motion to approve the Treasurer's Reports, seconded by Ken Rausch. The motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Barry McLaughlin was curious about the pier situation and a possible decrease in the rent due to the lack of amenities. Denny gave him an update.

HOA COMMITTEE REPORTS:

1. HOC: There will be a selection of members in today's meeting. Nothing else to report.
2. FMO: Ken Rausch was asked by the FMO to host a district meeting, wherein we would provide iced tea, coffee and cookies. Gregg Allen made a motion to host a district meeting, providing refreshments not to exceed \$150.00, pending approval by Sun. Cathy Gildner seconded. The motion carried. Ken Rausch asked Laura Grogan to help.
3. Social Committee: Laura Grogan reported on the year-to-date expenses.
3. Membership Committee: No report.
4. New Residents: No report.
5. Newsletter: Gregg Allen reported transition is moving smoothly. Denny Jameson stated that there would be a savings of \$140.00 per month by not distributing the Newsletter to the residents for August and September. There was discussion about putting the ads portion of the Newsletter on Channel 732. Denny asked Gregg Allen and John Meyer to discuss that issue with Kristin of Sun. Ken Rausch mentioned that Sun has two channels, 732 and 733. Channel 732 is informational, and Channel 733 is Sun's real estate channel.
6. Sunshine Committee: No report.
7. Website: No report.
8. Care Center: No report.
9. Any Other Committee: No report.

OLD BUSINESS:

1. Approve Clubs and Committees: Tabled
2. HOC Selection: To be selected in Executive Session
3. PDG Software for Newsletter Purchased? Has not been purchased.
4. Social Committee: These jobs will be split up.
 - A. Chairperson – Per Laura, no one is interested in this position to date.
 - B. Supplies - Laura has two possible people interested in this position – Joe McCarthy and John Meyer.
 - C. Decorations – Laura reported that Bobby Jo and Chuck Davern were interested in this position.

NEW BUSINESS:

1. Select HOC Members: Members will be selected in Executive Session.
2. Meet with Kristin; Denny Jameson would like two BOD members, beginning now, to replace Denny and Tom White in discussions with Sun. Cathy Gildner and Gregg Allen will be the volunteers. to discuss the following first two items:
 - A. Free HOA Memberships provided by Sun.
 - B. Copies of New Residents Info Sheet to Tish and New Residents Committee – Tish is not getting new membership sheets.
 - C. Web Site: Sara Bacon received an invoice, regarding a website, which was given to Denny Jameson, who will speak to Steve Kenworthy.

COMMUNICATIONS TO HOA: See below.

BOARD COMMENTS: Ken Rausch received two complaint forms from Arthur Edgar. The reports were given to Denny.

ITEMS FOR MANAGEMENT: None

EXECUTIVE SESSION: The BOD went into Executive Session to select the HOC members. The new members are Gregg Allen, Cathy Gildner, Denny Jameson, Steve Kenworthy, Larry Land, John Meyer and Peg Tanner.

RETURN TO REGULAR SESSION: Meeting was returned to Regular Session.

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary