

BOARD OF DIRECTORS MEETING MAY 28, 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, 1st Vice President Tom White, 2nd Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, and Dick Wood. Treasurer Sara Bacon and Recording Secretary Linda Bennett were absent. Guests in Attendance: Dave Rouleau, Laura Grogan, Bob LaCob and John Meyer.

APPROVE MINUTES OF BOD MEETING APRIL 30, 2025: There were no changes to the minutes. Dick Wood made a motion to accept the minutes, seconded by Cathy Gildner. The motion carried.

TREASURER'S REPORT: Dick Wood had a correction to the Treasurer's report, so the report was tabled. Ken Rausch suggested they add a transactions page.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: No comments.

HOA COMMITTEE REPORTS:

1. HOC: Denny stated the Homeowner's Committee was not working at the present time.
2. FMO: Ken Rausch stated the FMO Newsletter was only going to be online. He further stated that the FMO is in dire straits and are in the process of eliminating expenses. Ken has been following up with residents whose membership has expired. The bill to assist those who needed help with their rent died.
3. Social Committee: Laura Grogan gave everyone a copy of her updates. The May parties were profitable. Laura notified the Board that she is moving back to Connecticut during this coming winter. Denny commented that they would have three jobs to fill: supplies, decorations and Chairperson of the Social Committee.
4. Membership Committee: Bob LaCob reported we now have 183 paid members. Denny stated that Paul Jarvis made a couple of suggestions when he was here. One was to have a Wine Wednesday, paid for by Sun, where Sun personnel would meet with some residents. The other suggestion was to have Sun pay for 10 new HOA memberships. The Board has to meet with Kristin. Denny suggested to Kristin that the Board be present at the end of the closings of new homes.
5. New Residents: No report.
6. Newsletter: Gregg Allen reported that Carole Brasfield did most of the Newsletter.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: No report.

OLD BUSINESS:

1. HOC: Ken Rausch introduced Dave Rouleah, suggesting that he be considered for the HOC. Dave gave a brief statement of his time here at Hacienda and his background. He's lived here seven years. Gregg Allen said he received a call from Larry Land, who would like to be considered for the HOC. Denny has confirmed with Peg Tanner that she is also interested. Denny would like to see very few Board members on the HOC. Tom White disagreed. He felt we should have qualified people, who can deal with Sun. The HOC consists of five members and two alternates. Cathy Gildner suggested they have three Board members and four residents.

NEW BUSINESS:

1. PDF Software for Newsletter: Gregg Allen said they could use new software to create the Newsletter. The cost is approximately \$129.00 plus tax. Dick Wood made a motion to purchase the software, seconded by Bob Karvonen. The motion carried.
2. 2024 Audit: After reviewing the audit, Tom White made the following motion, "Accept auditors report with the added statement. We agree with the auditor's comments, and the following actions will be taken to improve the bookkeeping situation. The Board of Directors is in the process of taking major steps to (A) Change banking institutions, (B) Change and modify previous banking practices, and (C) Correct and modify bookkeeping practices made by the previous treasurer." The motion was seconded by Dick Wood. Motion carried.

COMMUNICATIONS TO HOA: Denny received a letter from Leslie Clark, Assisted Senior Services, LLC, who was offering to provide assistance, at no charge, to anyone who needed a nursing home, assisted living, help at home that they can't afford to pay for themselves, or are not able to provide. He spoke to her about coming back to present something like

the Expo. However, he wants to wait until the snowbirds return this winter and not just invite her to speak at an HOA meeting.

BOARD COMMENTS: Gregg Allen mentioned there we've had several power outages which have affected the north gate, for which there is no generator. Bob LaCob explained that the generators were not for the gates. They were for the water pumps. Gregg questioned why there were no generators for the gates, since there could be a problem if the power went out during the night. He will draft an email, as a resident, to Sun. Tom White is trying to figure out what's going on with the piers. Dick Wood wondered if Paul Jarvis, Sun VP, should be contacted. Denny stated this month's calendar and Newsletter included information about the Bible Study Group. The Bible Study Group representative talked to the Board last year and were not going to become a club. It was determined that they could be on the calendar, not in the Newsletter. Tom White wondered if Sun would be receptive to putting the Newsletter on Channel 732 as they already post the calendar there. Laura Grogan suggested that only 400 copies of the Newsletter be printed in July and August and put 200 copies in each club house, letting the residents know if they want a hard copy, they can pick one up at either clubhouse. Dick Wood made a motion that they put a special notice in the July Newsletter, that from this point on, the calendar and the Newsletter would be on Channel 732, and if the residents wanted a paper copy, it would be available at the clubhouses. Denny amended the motion to say the calendar and Newsletter would only be available at the clubhouses and our website. The motion was originally seconded by Ken Rausch. Since there were only five members left at the meeting, as Cathy Gildner and Gregg Allen had to leave, the motion carried with the five remaining Board members voting for it. Bob LaCob said that someone ran over the charging station in the boat yard, which was laying on the ground. Another pole, on Rio Grande and Bella Vista, was also run over. He reported the issue to Sun and the problem is now resolved. He would like people to report problems to Sun.

ITEMS FOR MANAGEMENT: None

EXECUTIVE SESSION: Not applicable

RETURN TO REGULAR SESSION: Not applicable

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary