

BOARD OF DIRECTORS MEETING OCTOBER 1, 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, and Dick Wood, Treasurer Sara Bacon, and Recording Secretary Linda Bennett. Absent was Director Ken Rausch. Guests in Attendance: Laura Grogan, John Meyer and Mike Michelson.

APPROVE MINUTES OF BOD MEETING AUGUST 25, 2025: There were no additions/deletions or corrections to the minutes, so Dick Wood motioned to accept them, seconded by Cathy Gildner. The motion carried.

TREASURER'S REPORT: Sara Bacon gave the financial report. Having no corrections, Gregg Allen made a motion to accept the report, seconded by Cathy Gildner. Denny will contact Bruce Carroll regarding the money for the Care Center. Country Line Dancing is now defunct, so a check will be issued to Cheryl Paul, who will donate the money to a Special Needs group. Denny contacted Tish Michelson regarding the money for the Vets, and she wants the HOA to keep it for them.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: See Care Center report.

HOA COMMITTEE REPORTS:

1. HOC: The HOA and HOC met with Sun yesterday to discuss the proposed changes to the Prospectus. One basic item from yesterday's meeting, that still needs to be discussed, is the issue of trimming the trees. Sun wants to pass on the cost, 50/50, with the residents. Another issue, Sun cannot come on your property to do home inspections, unless they have the homeowner's permission. There's another meeting with Sun next Thursday to discuss the rent and a pass-through for the ad valorem tax. Denny asked Tom White to call the auditor check to see if the city or county has an ad valorem tax. Tom said they didn't.
2. FMO: No report.
3. Social Committee: Laura Grogan reported on the latest events of the Social Committee. The next meeting is Thursday, October 2, 2025, at 6:00pm at Club Lago. She made a disclaimer to the Halloween party information, which states that alcohol will not be available. Sun will provide the Christmas decorations. Laura will meet with Kristin Piatt, Sun Community Manager, to discuss it. Beth will display her village again this year. Denny questioned whether the Board would pay for Laura Grogan to fly back and forth from CT for the parties, once she moves, if a replacement for her isn't found. This will be discussed at the next BOD meeting, when the new budget is created.
4. Membership Committee: No report.
5. New Residents: No report.
6. Newsletter: Gregg Allen stated that he was approached by a resident, interested in assuming the duties of the Newsletter. Gregg will contact her. He also said that George Beatty, from the Bible Study group, wants to put something in the calendar. Gregg will contact him.
7. Sunshine Committee: No report.
8. Website: Denny suggested Tom White and he sit down with Sun to discuss the website before the next meeting. Denny will also contact Steve Kenworthy to add Sue White and Mike Michelson to the Care Center contact list.
9. Care Center: Mike Michelson asked if there was funding available to purchase batteries for two wheelchairs. Two batteries are needed for one wheelchair, estimated cost is \$125. The other wheelchair needs one battery which is estimated to cost \$250. Denny asked Mike to approach Kristin Piatt to see if Sun would pay for the batteries. If they won't, the HOA will pick up the expenses. Mike said there's also a storage issue with the two wheelchairs. It was decided that one could be stored in the Decorations shed. Denny stated there's an extra air conditioner, which may be able to be installed in the Decorations shed. Mike was given permission to purchase batteries for one wheelchair. Denny will see if they need more volunteers to help with the Care Center. He will contact Bruce Carroll.
10. Any Other Committee: None.

OLD BUSINESS:

11. HOC/Rent: See comments above.
12. Clubs and Committees: The board voted to accept the current list of Clubs and Committees. A motion was made by Gregg Allen, seconded by Cathy Gildner. The motion carried.
13. HOA Communications to Residents: Gregg Allen spoke to Keith Looney about creating a Facebook group. Keith can set up a group which would only be available to the residents. Gregg would like the residents to think of ways to communicate with them. Denny said he also spoke to Keith.

14. Use of Facebook Groups by the HOA: See above
15. President's Plaque: Gregg spoke to Jim Ryan about purchasing a new President's Plaque. The estimated cost will be approximately \$250. Gregg made a motion to purchase the new plaque, which was seconded by Cathy Gildner. The motion passed.
16. Assisted Senior Services: They will be invited to participate in an Expo sometime this winter.

NEW BUSINESS:

1. HOA Meeting – Open Forum with Kristin Piatt, Community Manager.
2. Kristin Speaking at the next HOA Meeting: See above.
3. Nominating Committee: Denny will speak to Holly Malone to see if she's interested in being Committee Chair.

COMMUNICATIONS TO HOA: Denny received an email from a resident asking if a slush fund could be started to legally fight Sun. This is not a Board function.

BOARD COMMENTS: Tom White suggested we invite Maria, from Medicare, to speak to the residents, regarding changes to Medicare. Denny will see if she's available to come next month. Mike Michelson said he had spoken to a lady from Diamond, who volunteered to speak to our residents about their facility. Since she represents Diamond, Denny felt she should come to the Expo. Denny asked that the Board come prepared to work on the budget at next month's meeting.

ITEMS FOR MANAGEMENT: None.

EXECUTIVE SESSION: N/A

RETURN TO REGULAR SESSION: N/A

ADJOURN: Meeting adjourned at 10:55am.

Respectfully submitted,

Linda Bennett, Recording Secretary