

**MONTHLY HOMEOWNERS' MEETING MAY 5, 2026**  
**CLUB RIO HOMEOWNERS' ASSOCIATION, INC.**

**CALL MEETING TO ORDER:** Meeting called to order at 6:00pm by President Denny Jameson.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE:** Led by Denny Jameson.

**ROLL CALL:** Present were President Denny Jameson, 2<sup>nd</sup> Vice President Gregg Allen, Directors John Meyer, Tish Michelson and Recording Secretary Linda Bennett. 1st Vice President Tom White, Director Bob Karvonen, Cathy Thomas and Treasurer Sara Bacon were absent.

**APPROVAL OF APRIL 7, 2026 HOA MEETING MINUTES:** There were no changes to the minutes, so Char Chappell motioned to approve them, seconded by Dick Wood. There was no discussion, and the motion passed.

**TREASURER'S REPORTS AND APPROVAL:** In Sara Bacon's absence, Denny reviewed the reports. There were no changes, so Dick Wood made a motion to approve the reports, seconded by Tish Michelson. There was no discussion, and the motion passed.

**RESIDENT'S COMMENTS OR QUESTIONS:** Dick Wood mentioned the Norwood pines would repair themselves. Denny stated that, at this morning's meeting with Kristin, she said Sun would repair 75% of Rio Grande. He also said they discussed the acoustics, why the houses in the front of the park didn't rent for more money and dogs not on the approved list. If you see a dog, which is not on the approved list, please contact Kristin. There's also some confusion with the gate entrance codes. Do not forget to use the pound (#) sign before you enter your code. There will be no HOA meetings in July and August. The BOD will continue to meet over the summer.

**COMMITTEE REPORTS:**

**Homeowner's Committee (HOC):** We're on the third draft. Our attorney requested copies of our prospectuses. Denny needs No. 1.

**Welcome New Homeowners' Committee:** Sue White introduced a couple who are new residents.

**Membership Committee:** Bob LaCob reported that we have 347 paid members.

**FMO:** No report.

**Social Committee:** John Meyer reported that the Kentucky Derby was a success. Their next meeting will be Thursday, May 7<sup>th</sup> at 6:30pm at Club Lago. They sold 115-120 tickets for the Pancake Breakfast, being held next Sunday at 10:00pm. There will be an Ice Cream Social on June 21<sup>st</sup>.

**Sunshine Committee:** Mary Heasley sent six get-well cards and four sympathy cards. She asked that you keep them in your prayers.

**Newsletter:** Karen Druschke stated she is going to obtain a mailbox so residents can drop off information for her.

**Website:** No report.

**Hacienda Care Center:** Tish Michelson reported that they had a lot of walkers, but not the rollators with seats. If you have one, which you are not using, please contact a member of the Care Center.

**OLD BUSINESS:** No old business to discuss.

**NEW BUSINESS:**

1. Survey website: Maybe Go Club Rio.net: The HOA is attempting to get a website so residents can leave comments, which will be read by our attorney.
2. Letter of Rent Increase – Copy: Denny needs copies of the 2019, 2020 and 2024 letters. Please contact him if you have a copy.
3. Prospectus: Phase I, II, III IV, V, VI, VII, VIII, IX: Our attorney would like to see our Prospectuses. However, Denny is missing a couple, especially the earlier ones. Please contact him if you have a copy.

**CLUBS: Promoting, not repeating Newsletter, please:**

**Garden Club:** No report.

**Fishing and Boating:** Marge Hackbart reported they have a meeting next Tuesday. It's also the end of the Food Drive. There will be no meetings in June, July or August. The new bumpers and ladders have been installed at the South pier.

**Veterans:** Tish Michelson said that the last Vets hot dog trailer, until Fall, will be May 16<sup>th</sup> from 11:00am until 1:00pm. They will have a memorial service on May 25<sup>th</sup> at Club Rio at 11:00am. A reception will follow for those who attend the service.

**Veteran's Auxiliary:** No report.

**New York Club:** Tish Michelson reported they are not having a meeting this month. However, they are going on a river cruise. The cost is \$40.00. Please let Char Chappell know by this coming Friday, if you are interested.

**Ohio Club:** Kathy Hathaway reported their Paddle Bingo night was a success. They will have another one in the Fall. They gave out \$900 in prize money. May 23<sup>rd</sup> is their trip to Tiki Docks. The next meeting is in September.

**Health 911:** No report.

**Red Hats:** Tish Michelson said the next meeting is next Tuesday, at Club Lago, at 12:15. They will then go to Tiki Docks for lunch.

**Dance Club:** Sharon Senuta reported there will be no lessons for the next couple of months. They are putting together a Dance A Thon.

**Shuffleboard:** Dick Wood reported that, since attendance is down, they only meet on Saturdays at 10:00am.

**Pennsylvania Club:** No report.

**New Jersey Club:** No report.

**Pickleball Club:** No report.

**Cardo:** Monday nights at 6:30pm at Club Rio.

**Music and Movement:** Alexandria Sietz did a little demonstration and explained what she teaches, which is Tai Chi, Laughter Yoga and Magic of Music and Move It. Her classes are on Tuesdays at Club Rio at 4:00pm.

**Book Club:** No report.

**Other Clubs:** No reports.

**BOARD OF DIRECTORS COMMENTS:** John Meyer is still looking for a replacement for distribution of the Newsletters and Resident Directories. Tish Michelson needs volunteers on Saturday, at 4:00pm, to set up for the Pancake Breakfast. Denny reported that we have 467 Statements of Dispute. We're still looking for more.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:** Peg Tanner reported that if you see a cat that doesn't have a clipped ear, please contact her. She's our resident "Cat Lady." Jo Ann McConnell asked about the pipelines going in on Route 1. She was advised that they were gas lines.

**50/50:** Won by Dick Wood.

**ADJOURN:** Meeting adjourned at 6:47pm.

Respectfully submitted,

Linda Bennett, Recording Secretary