

**MONTHLY HOMEOWNER'S MEETING SEPTEMBER 2, 2025**  
**CLUB RIO HOMEOWNER'S 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, 1<sup>st</sup> Vice President Tom White, Directors Gregg Allen, Ken Rausch, and Dick Wood. 2<sup>nd</sup> Vice President Cathy Gildner, Director Bob Karvonen, Treasurer Sara Bacon and Recording Secretary Linda Bennett were absent.

**SPECIAL GUEST SPEAKERS FROM ASSISTED SENIOR SERVICES:** Rose Traub and Leslie Clark, representing Assisted Senior Services, were in attendance. Rose made the residents aware of their services and support groups, which are at no cost. They would like to come back to talk to the residents. Denny will see if, perhaps in October or November, we could host a seminar.

**APPROVAL OF MAY 6, 2025 HOA Minutes:** There were no changes. Brien Hackbart motioned to approve the minutes, seconded by Lynn Sirowich. Motion carried.

**TREASURER'S REPORT APPROVAL:** In Sara Bacon's absence, Denny reviewed the Treasurer's Report. Tish Michelson made a motion to accept the minutes, seconded by Marge Hackbart. Motion carried.

**RESIDENT'S COMMENTS OR QUESTIONS:** Herman Rogers expressed his concern over the flooding issue on Casa Grande. He tried to speak to Sun, however, was "shot down" and told to go to the HOA. He also reported there was a tree on his property that has been struck by lightning four times. Denny explained that these problems are between the residents and Sun. Tom White suggested Denny explain the tree policy, which is in the Prospectus. We are a social HOA organization only. Another resident stated that there was an issue with the Dog Park. Denny advised him that that was between him and Sun.

**COMMITTEE REPORTS:**

**Homeowner's Committee (HOC):** Denny reported he is chairman. At the present time, they're awaiting a letter from Sun, letting them know how much they're raising the rent. Denny explained what the HOC is planning to do. He stated that Community Manager, Kristin Piatt, will be at the October HOA meeting to answer questions. Denny reiterated the pier reconstruction schedule, which the residents should have received. Fred Neiswenter was concerned that Sun was doing false advertising by stating that the community has piers. Denny said the north pier was available to the gazebo. Repair of the piers is to begin September 15<sup>th</sup>, per Sun.

**Welcome New Homeowner's Committee:** Sue White reported we have three new residents.

**Membership Committee:** Bob LaCob stated we have 201 paid members.

**FMO:** Ken Rausch said he was the FMO park representative. We still have 62 residents who are members. The FMO will not be sending out membership cards. They're available on the web site. The FMO will no longer be sending out their magazine. It, too, is available online. He encouraged the residents, who were not members, to please join. He's asked the FMO to have their next district meeting at Hacienda but has not heard back from them. A resident asked how many members the FMO has. Ken said there were 1,000 members.

**Social Committee:** Laura Grogan said the Social Committee meetings will be held at Club Lago, on the first Thursday of the month, at 6:30pm. They're looking for party ideas. There will not be a talent show in September. It's going to be a 70's Disco Party. Tickets will be for sale on September 15<sup>th</sup>. The BOD is still looking for a Social Committee Chairperson, someone to do Decorations and a person to handle the supplies. If no one comes forward, there will be no parties.

**Sunshine Committee:** Per Gregg Allen, Mary Heasley sent Get Well cards to Charles Hyland, Beverly Valera and Dick Wood. Sympathy cards were sent to Eugene Heath (Father of Linda Rowsey). Please let Mary know if you know of someone who's sick or has passed away.

**Newsletter:** Gregg Allen reported Carole Brasfield has resigned. Gregg thanked her for her attempts to fill the position. We're still looking for a replacement.

**Website:** Steve Kenworthy said he's still looking for people to look at the website. He's only getting around three hits a day. Denny said the Newsletter is on the website. The Newsletter is not password protected. Paper copies are available in the clubhouses.

**Hacienda Care Center:** Mike Michelson informed the audience of what the Care Center has available.

**OLD BUSINESS:**

Piers: Already discussed

Social Committee Chairperson, Decorations and Supplies: See above.

Choir This Year: There will be no choir.

**NEW BUSINESS:**

Newsletter Editor: See above.

Q&A Next Month with Community Manager Kristin Piatt: Questions and Answers are to be about the community as a whole.

Newsletter Online: See above

Welcome New Homeowner's Committee: Already discussed.

Communicating with the Residents: Gregg Allen brought this up at the BOD meeting. He said we have to find a better way to communicate with the residents. There are three FB groups. They have nothing to do with the HOA. The HOA does not have a Facebook page, only a website: clubriohoa.org. The HOA Board decided to become a member of those Facebook websites that will allow us to be there. We will put as much information on them as we can. Those websites will not receive comments. You can reach out to the Board individually.

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

**Garden Club:** No report.

**Fishing and Boating:** Brien Hackbart welcomed back everyone. They meet on the second Tuesday of every month, starting at 6pm. The next meeting is Tuesday, September 9<sup>th</sup>. Tournaments will start in September. More information will be available at the next meeting. In order to attend their upcoming Fish Fry, you must be a member. On Monday, September 8<sup>th</sup>, they will have their tournament signups.

**Veterans:** No report.

**Veteran's Auxiliary:** Tish Michelson reported their next meeting will be September 16<sup>th</sup>. They will be selling hot dogs at Club Lago on September 20<sup>th</sup>.

**New York Club:** No report.

**Ohio Club:** No report.

**Health 911:** Susan Martenson stated they will be doing an instructional meeting on the different Defib units.

**Red Hats:** They're having a pizza party on September 9<sup>th</sup>. All ladies are invited to join.

**Dance Club:** No report.

**Shuffleboard:** No report.

**Pennsylvania Club:** On hiatus for the summer.

**New Jersey Club:** No report.

**Pickleball Club:** Steve Kenworthy invited the residents to play. They meet at 8:00 am on Tuesdays, Thursdays and Saturdays.

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

**Music and Movement Group:** No report.

**Other Clubs:** No reports.

**BOARD OF DIRECTORS COMMENTS:** Dick Wood thanked everyone for their get well wishes. Gregg Allen elaborated on communication issues with the residents. Please let the Board know if you have any ideas.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:** Fred Neiswenter said he's seen morale go down since he's lived here. He doesn't know how to fix it. It seems we have to get a better dialog with Management.

Ken Rausch said that's why we need more people to join the HOA. We need your help. Denny asked that everyone in attendance straighten their chairs before they leave. Also pick up the paper. He also asked for volunteers to help put the tables away.

**ADJOURN:** Meeting was adjourned at 7:15pm.

Respectfully submitted,

Linda Bennett, Recording Secretary