

Notice of Annual Meeting

Rio Vistas II HOA
Tuesday, February 21st 2012 at 6:00 PM
305 Society Drive (Rio Vista 2) Unit B5

Meeting Agenda:

Call to order 6:15PM by Chris Jaquet

In attendance Steve Peirick, Sara Dockray, Dan Dockray, Bill Glasscock,
Lisa Garret, Lee Taylor, Bo Bedford

Approval of minutes from 2011 –bill glasscock motions to approve minutes,
lee taylor seconds. Approved.

1. 2012 Budget and financial report – dues mostly collected, CJ plans to keep doing treasurer duties
Landscaping includes shoveling, net income ? from dan d of -7.00
9k in roof repair is private loan repayment plus 5k to roofer.
 - a. Roof Repair-Balance due to roofer 4595.00 email sent, no response. Send certified mail? Ask attorney and find out statute of limitations. Nebraska secretary of state- check for business. If no response, pay additional towards private loan.
 - b. Loan repayment progress 8250 is due still due continue to make duplicate payments.
 - c. Current reserves/Future costs in bank is 10825.00 as of 2.1.2012 lawson assessment is pending 10 yrs according to pam hall.
 - d. Once all large bills are paid by hoa, save \$ and invest into long term, stable investments for our HOA (this is 5 years down the road) US Bank- money market?
 - e. Roof repair question from Steve – 25K plus labor
2. Building Report and Property Management Company Bids. – no big issues known. Future projects include – N side staining (last done approx july 2006) deck staining should be done by owners, retaining wall on W side is crumbling, crumbling corrugated steel on N side of W stairs.

- a. Vote on property management company bill move to vote on property management company – all voted for Red Tail Maint.
3. Shoveling needs to be laid out as to specific areas to be shoveled.
Monitor shoveling to make sure we don't get ripped off.
 - a. Collection of keys for lock box**
4. Election of new board members to replace Sarah Dockray and Bill Glasscock?
5. Discussion of units at RV2
 - a. Units currently for sale approx 6 units for sale all residential Heidi is foreclosed on from the bank, RV 2 has a lien.
 - b. Owners responsibilities of providing info to tenants/carbon monoxide detectors -
 - c. Unit A2 welcome to Steve and PowerLogic
6. Other/New business

Barrier rope outside of sue's unit. Needs to be replaced
Black plywood to cover splash above B5 or garden fencing.

Cj to grab key labels from Steve for lock box.

Motion to adjourn at 7:15 by Bo, Lisa seconds. Done!

**If you have not already given the HOA a key to your unit, please have one made and bring it/mail it. We need to have this in case of a fire or natural gas leak. If we don't have a key your door or windows may be damaged if emergency access is needed. (this almost happened in Oct. 2011) The keys will be given to the management company that is awarded the contract based on a quorum vote from the owners. Mail/email votes will be taken if you are unable to attend

Looking forward to seeing you! Please contact me with any questions

Thanks,

Rio Vistas 2 HOA Secretary/Treasurer

Chris Jaquet jaquetcj@gmail.com 970-209-7314