

# *Notice of Annual Meeting*

## **Rio Vistas II HOA**

**Wednesday, February 20th 2013 at 6:00 PM**

**305 Society Drive (Rio Vista 2) Unit B5**

2013 Meeting Minutes:

In attendance – Bo Bedford, Lisa Garrett, Bill Glasscock, Lee Taylor, Kristin Taylor, Chris Jaquet  
Call to order at 6:15PM

1. Approval of 2012 Meeting Minutes – Lee moves to approve 2012 minutes – Bill G. seconds the minutes from 2012 approved
2. 2013 Budget and financial report
  - a. Roof Repair-Balance due Loan repayment progress--\$5625 remaining , budgeted to pay off \$1875 in 2013
  - b. Current reserves/Future costs-- balance hovering around 6k. hopefully we get full payment from all units to boost reserves.
3. Building Report and Property Management Company update.
  - a. Projects completed / future projects –N side staining, E side window framing, fixed W side heat tape, new gutters on S side, Planned – W side gutter repair, S side staining, SW retaining wall, repaint N side parking spots
  - b. Collection of keys for lock box\*\* owners need to provide key to Chris J or Colin Doyle/Red Tail
4. Election of board members – current and re-elected board members are Bill Glasscock, Chris Jaquet, Sara Dockray, Lee Taylor motion to re-elect members by CJaquet, second by Bo, approved.
5. Discussion of units at RV2
  - a. Units currently for sale - B5, B1, C5, B4, C4, D2, D3
  - b. Units currently in foreclosure – B1 and C5 both have not paid outstanding liens, current dues also not being paid. B1 is moving ahead with payments, C5 – cjaquet is trying to figure out how to get the correct info so we can start billing
  - c. Owners responsibilities of providing info to tenants/carbon monoxide detectors – reinforced the importance of owners meeting this state requirement

- d. SMRHA letter and qualifying renters – *owners have been renting for over 5 years, SMRHA is now starting to enforce. This issue is between the owner and SMRHA*
- 6. Other/New business
  - a. Parking map finalization – *Board recommendation is to leave spots as-is on map, remove spots not finished and record with county. Use of existing spots that may not match map needs to be worked out between owners.*
  - b. Roof enforcement – *Colin and Red Tail maint. To enforce and keep ropes up. (Kristin T – suggested a harder barrier, Bill g pointed out that fire code must be met but perhaps a harder barrier could be good)*
  - c. Gas leaks – *have been smelled and reported to source gas two times in the last year. Source Gas tech thinks that there is a unit who's furnace is not fully combusting, leading to the smell. Owners are encouraged to get their furnace cleaned and serviced. Carbon monoxide detectors to be installed in B level stairwell. Source gas didn't find abnormal readings.*

CJ asked Pam Hall of Lawson HOA when we can expect to have to help pay for repaving of the upper parking lot, here response was : "I am not able to give you an exact time for repaving. We sealed it a few years back and the asphalt seems to be holding up. We would likely seal it again before we replace it. The part that is failing is the seam between the driving area and the parking in front of Rio Vista. I could see putting in a concrete swale to help move the water in the parking lot to the culvert. I could work up an estimate this spring for sealing and/or repaving with a 2 inch overlay, but the numbers would only be in current dollars and would not be accurate in 10 years. I would guess we are at least 10 years out for paving, maybe more. We would have to see significant failure before wanting to take on the expense. "

**\*\*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 Red Tail Maintenance**

**Motion to adjourn at 7:15PM by Lisa Garrett, second by Bo Bedford Adjourned.**

Minutes prepared by Rio Vistas 2 HOA Secretary/Treasurer  
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