

Minutes for Club Rio Board of Directors

November 27, 2024

CALL TO ORDER: Meeting was called to order at 9 AM

Roll Call: Present were Denny Jameson, Tom White, Cathy Gildner, Ken Rausch, Dick Wood, Bob Lacob, and Cheryl Davis. Absent Dennis Boyd and Shelley Chick-Gravel.

Board Meeting Minutes of October 30, 2024 were approved with motion from Dick Wood and seconded by Cheryl Davis

Treasurers Report: The report was approved with questions to be answered about decorations expenses showing as \$327, actual being \$655 per Laura Grogan. All voted yes except Chery abstaining after motion Tom White and second by Ken Rausch.

Committee Reports:

HOC: Discussion about what to do after two requests to Sun for reducing the planned rent increase were answered “no”. Decided to contact our attorney for opinion and query the HOA at December 3rd meeting. Tom moved, Cheryl seconded, motion passed.

FMO: Ken attended a ZOOM meeting. Questions arising regarding statement of dispute must be dated after last meeting with Sun and Mediation per Chapter 5 of Homeowners Manual.

Social Committee: Laura Grogan has concern of Vets selling food at our social events when we should be selling the food. Update of planned social events for 2025.

Membership: 278 HOA members, with 70 being free new residents.

Other Committees: No Reports by New Residents, Newsletter, Sunshine, Website, Care Center

Residents in attendance comments: none

Old Business:

1. Printing of newsletter: no answers from printer reducing costs.
2. Statement of Dispute placed in newsletter has had good results. Dick is purging our file of valid forms
3. Financial Crimes Network filing of Beneficial ownership is being investigated by Denny and Linda Bennett
4. Vets selling during social committee events will be discussed with them by Laura

5. Monies to Forgotten Soldiers by a club mentioned in the November meeting was unfounded

New Business:

1. Discussed the agenda order for the HOA meeting
2. Budget for 2025: Budget motion as amended by two motions made by Ken, second by Dick passed with all voting yes except Tom is no. Removed Fun Day [Motion by Tom, second Cheryl, passed with Bob [abstaining]; motion to remove a line for income from Sun by Tom, Ken seconded, passed with Bob abstaining.
3. Treasurer: Motion by Tom, Cheryl second appointing Sara Bacon assistant until January 2025, then Treasurer succeeding Dennis Boyd after an audit. Motion passed. Motion by Cathy, second by Dick to purchase computer and necessary software for treasurer. All voting yes except Tom.
4. Confirmed the election process at the Annual Meeting with Cheryl as chair, if needed after nominations closed at the December 3 HOA meeting. Currently only 4 nominations for 4 openings.
5. Other business:
 - A] Presentation by Michael Dumas of Church Directories regarding a picture included directory of residents.
consensus was no thank you.
 - B] Accept resignation of Shelley. Motion to appoint Linda Bennet as Secretary immediately made by Bob,
second by Cathy, all voted yes.
 - C] President and Bob to verify that all club presidents/chairperson are paid HOA members

Board Comments: Cheryl thinks Clubs should have 2 minute, not 3 minute limit at HOA meetings

John Meyers, Dick, Denny and Gregg Allen stuffed the November Newsletter with Statement of Dispute forms
So each resident receives a form to sign.

Adjourned: With no other business the meeting was adjourned.

Submitted by,

Denny Jameson

