

# **Club Rio Board of Directors Meeting**

**September 27, 2023**

The Club Rio HOA BOD meeting was called to order at 9:00.

## **ROLL CALL**

Present: Ken Rausch, Denny Jameson, Robert Lacob, Kenny Klise, Tom White, and Tim Webb.

Not Present: Cathy Gildner, Dennis Boyd, and Dick Wood.

A discussion of the minutes of the September 1, 2023, BOD meeting ensued. A correction was made separating the minutes of the regular session from the executive session. Denny Jameson made a motion to approve the minutes with this correction and it was seconded by Tim Webb. The minutes were unanimously approved.

A motion was made by Denny Jameson to approve the minutes of the Special Board of Directors on September 8, 2023. Tim Webb seconded the motion. The minutes were unanimously approved.

Robert Lacob asked whether the management of SUN communities allowed Halloween Decorations. He was informed that they are allowed.

The words rough draft were removed from the HOA meeting minutes of June 6, 2023. The minutes were approved unanimously.

The treasurer's report was tabled until the October meeting because the report was received late.

Next month the BOD will discuss the budget for 2024. An effort will be made to produce the financial reports earlier.

## **HOA COMMITTEE REPORTS**

### **HOMEOWNERS COMMITTEE**

The HOC encourages the BOD to contact an attorney about certain issues. There is no reason to discuss the rent increase with SUN. The next meeting will be next year unless something unforeseen occurs.

### **SOCIAL COMMITTEE**

Anne Rausch is ill. Ken Raush reported. The Pizza Pool Party made \$50. The Social Committee and the Ohio Club will host the Halloween Party on October 31. November 18 is Appreciation Day. Plans will be finalized at the next meeting. The Christmas Party will be on Dec 2, and the Golf Cart Parade will be on Dec 9. Pizza will be served to participants of the parade. There will be a pancake breakfast on December 10. Plans for the Thanksgiving dinner will be confirmed at a later date.

All clubs have been contacted to determine if they are willing to work with the Social Committee on various events. None were interested. Mrs. Simon suggested that Social Committee bylaws should indicate that clubs can partner with the Social Committee when they have events. Pennsylvania Club at this time seems to be only interested in gathering together.

### **MEMBERSHIP COMMITTEE**

There are 291 members.

### **NEW RESIDENTS COMMITTEE**

Tiffany revised the new residents form to our specification.

### **NEWSLETTER**

Greg Allen reported that there was not enough ad space for the last newsletter. He recommended creating a policy where there would be two versions of ads that are regularly in the newsletters. These ads would have their regular ad and another shorter version of their ad when space is needed in the newsletter. The BOD told Greg that as publisher he can do what he wants.

A question was raised as to whether Greg has the written calendar policy. He does have the written calendar policy. A question was raised about personal ads in the Calendar. Personal ads are not allowed in the Calendar. Recently a resident advertised a private party under their Club's news in the calendar. This is not allowed.

Only residents can advertise. Truman still advertising but not living here? Denny thanked Greg for his work for calendar.

Sunshine: None

Nominating: Denny stated that no one had responded to a request for a nominating committee chair. He stated that Cheryl Davis was approached, and she agreed to accept the chair. A motion to nominate was made by Kenny Klise and Tom White seconded it. Her nomination was approved unanimously.

Election Committee: A request will be made for volunteers at the HOA meeting. Ken is considering running for next year. A question was raised as to whether an existing board member can be on the election committee if not running for reelection. Laura Grogan is a possibility for the committee if her health allows.

Ken Rausch received an email from Hal Halverson offering to be the representative to the FMO. Bob Lacob made motion to approve Hal as representative and Kenny Klise seconded. It was approved unanimously.

New business: One letter from Maurice Mathieu concerning the requirement that propane tanks need to be buried. He was unhappy with the response by BOD to his problem. Ken will not respond to his letter.

A question was raised about the BOD responding to items on Facebook. Ken stated that they should not.

The next HOA meeting is October 3.

The next BOD meeting is October 25.

Conner Flores will be at the HOA meeting to talk about homeowners insurance. He is an agent and works with HMOs.

BOD Comment:

Bob still selling memberships not cutting them off. There is no cutoff date or membership sales.

Recess to Executive Session.

Reconvened to regular session.

Adjourned at 10:28 a.m.

*Respectfully submitted,*

*Shelley Chick-Gravel*

*Secretary*