

# CLUB RIO HOME OWNERS ASSOCIATION MEETING

**JUNE 4, 2024**

Roll call: Board members present were: Denny Jameson, Tom White, Bob Lacob, Cheryl Davis, Dick Wood, Ken Rausch. Absent were board member Cathy Gildner; Secretary, Shelley Chick-Gravel; Treasurer, Dennis Boyd

An open forum for any question from the residents for community manager Tiffany Najera and HOA president, Denny Jameson ensued. Subjects discussed included the piers, north pond algae, main gate operations, aesthetics of the horse shoe pits, and dog breeds allowed.

**Minutes** from the previous HOA meeting were approved. The **Treasurer's report** was approved.

**Piers:** A final inspection by divers to ascertain necessary repairs will be done by weeks end. Then 6 to 8 weeks to draw plans for either repairing or replacing the piers are required before applying for permits from several government agencies that may take 6 months to complete. Actual work may take 4 to 12 weeks depending on the final scope of work required.

**North Pond:** Unlike a couple years ago when we had algae growth abounding, all ponds are in good condition except the north pond. Biggest cause is the lack of rain and water flow through all the ponds that empty into the north pond before going into the river. Low rain fall has made the water level too low to use the aerator while chemical control and cleaning are limited. The Hydrilla, underwater plant growth, will multiply if dredging or skimming is attempted. Everything possible is being done within environmental guidelines.

The **main gate** continues to operate with residents learning how to permit visitors to enter our community. Hopefully, patience and practice will prevail.

Large prohibited **dog breeds** may be used as service animal or comfort animal if prescriptions from doctors are applied, e.g., a German Shepherd can not be here as a pet but is allowed as a service animal. Comments requesting pet owners to pick up after their pets and asking them to stay off neighbor's lawns.

Although the **horseshoe** pit backboards are not attractive, they are there for protection from stray horseshoes. Making them aesthetically attractive is difficult. A suggestion was made to paint murals on them. Anyone who is talented with murals should contact Tiffany.

HOA **committee reports** followed the open forum. The HOC is preparing to request a less than allowed rent increase, new residents were introduced, membership continues to grow but is lacking, FMO [our lobbying group] continues to support mobile home owners with the State Law makers. The social committee reviewed the upcoming events that are listed in the news letter and the Sunshine committee read wishes and condolences as found in the newsletter. Thank you for getting information to Gregg Allen in a timely manner for the news letter and please read the web page information about you HOA. Our care center is searching for any items that can assist a resident with a short term disability.

The **HOA office use** continues by committees and groups for small meetings. Contact Cathy Gildner or John Meyer for available times and dates. There will be **no HOA meetings** in July or August. **Board meeting will** continue as usual. Many of the clubs reviewed their activities list in the newsletter with most are not active until fall.

The **position of secretary** of the Board of Directors will be open this fall. Shelley has served us well for 2 years and has found new ways to enjoy her retirement. Anyone interested in applying or having any questions regarding the position may contact Denny Jameson or Tom White. Shelley will remain to work with a new secretary through the first of the year.

The meeting was adjourned after the 50/50 drawing.