

*Approved* Rio Oeste Homeowners Association Meeting Minutes  
June 15, 2023

- I. Call to Order: 6:03pm
- II. Roll Call:
  - a. Board Members: Jose Munoz, Gilbert Sanchez, Lindsey VanNess, Ted Nelsen
  - b. Community Members: Zuheir Darugar, Helen VanNess, Billie Fallon, MaryKay and Frank Salazar, Judy Ortiz, Virginia Ortiz, Deborah Wibeto.
- III. December 2022 Meeting Minutes Approved. Motion to approve by Treasurer. Vice President second. Approved.
- IV. Open Item
  - **Statement of Financial Position:**
    - o Balance sheet \$15,134.55 and Savings \$30,216.74.
    - o US Eagle and Sandia Eagle \$5 balance each.
    - o \$93 in interest income from \$30K+ in savings.
    - o All dues collected. One member overpaid. A check will be issued to reimburse for the overpayment. There will still be some unrestricted funds for the next year.
    - o Yellowstone increased 3% in May 2023 (accounted for in budget).
  - **Finance:**
    - o Expenses reimbursed directly by homeowners (i.e., weed spray, non-sufficient fund fee, certified mail, etc.) will be captured on the financial statement to show it as something that came through the account, but was not an expense for ROHOA – it was just an accommodation.
    - o Treasurer will look into higher yield savings accounts to move the \$30K that don't lock in the funds (i.e., CD). Interest earned over \$100 ROHOA would pay taxes on.
    - o Credit in maintenance because the reimbursement from the insurance company was more than the final amount negotiated to repair the wall - this amount is not taxable.
  - **Resolutions:** Need everyone home to vote on the following two resolutions.
    - o #1 Changing the number of required annual meetings from four to two. One meeting will be held in the summer and would provide general updates and current standings in the community. The other meeting would be held in the 4<sup>th</sup> quarter and would establish the budget for the next calendar year. ROHOA Board will send email updates in March and September to communicate those items that do not require vote or discussion. At any time if there is a topic that needs discussion or vote, the Board will hold a meeting with the community. This will allow the volunteer Board to minimize the times ROHOA is required to meet primarily because the association does not have that much activity that we need to address on a quarterly basis.
    - o #2 Changing the end of year meeting to be in Q4 instead of Q3. ROHOA has the best financial data in Q4, not Q3. Moving the meeting to Q4 would allow

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the ROHOA Board to better determine the budget and associated dues for the calendar year. The ROHOA Board strives for inclusivity and will ensure that the information for the Q4 meeting is provided via email to allow for community comment and voting via email to allow for the community member to participate even if they are not able to attend the meeting.

V. Happenings Since Last Meeting

- **YellowStone Herbicide Spray:** 25 houses sprayed. Will negotiate with YellowStone in late 2023 to negotiate a price and include herbicide spray as an option in the calendar year 2024 dues invoice.
- **Zarzuela Gate:** GateIt fixed the gate so that it closes. ROHOA community members are requesting a lock be put on the gate to limit transient traffic in the neighborhood. Other members are concerned that limiting the egress option by locking the gate would result in transients jumping the wall. Transients are jumping the walls on Moncloa court, the drainage channel, and Escoviel over to the Pulte townhomes. The ROHOA Board will obtain an estimate to install a deadbolt and to issue keys to interested homeowners who want access to the gate. Judy Ortiz offered to distribute and track the keys. Once this information is obtained the Board will discuss the approach. Previous efforts were for a push pad lock, but that option was cost prohibitive (\$800+/lock plus installation).

VI. Discussion

- **Free Little Library.** The idea is to create a community oriented focused project - take a book, leave a book. The installation of the Free Little Library is recommended to be in the common area on Moncloa Court. ROHOA will ask the community for help with obtaining donated supplies, building the box, and installation. There is no intent of including the Free Little Library box on the registry, it would be primarily for ROHOA community use.
- **Garage Sale:** Start collecting your items! The next community sale will be held October 6 and 7. Judy Ortiz, MaryKay Salazar and Helen VanNess will create and set out signs, draft a notice for the paper.
- **Homeowner Potluck:** Discussion when to hold the potluck. Community members recommended it be in the Fall and not over a holiday. This year the potluck will be after the garage sale on either October 6 or 7. More details will be provided closer to the date.
- **Front Entry Trees:** Met with Baca Trees and YellowStone to assess the tree health. The tree branches are alive, but are not generating leaves. Waiting for quotes from both companies to fertilize trees and then will assess the health of the trees again next season.
- **Home Sale:** 4000 Palacio Real is under contract.

Meeting Adjourned at 7pm.