

Rio Vista Hills HOA

PO Box 1745, Wickenburg, Arizona 85358

Date: January 26, 2015
To: Rio Vista Hills HOA members and neighbors
From: William Owens – Secretary, Rio Vista Hills HOA
Subject: Summary of the Rio Vista Hills HOA 2016 Annual Meeting
Held 7 PM, January 25, 2016 at the Wickenburg Community Center

2015 Board: Robin Baysinger, Terry Craig, Brett Gerasim (President), Jerry Nightingale, William Owens (Secretary), Brent Wenger (Vice President-retiring) and Toni Whitney (Treasurer)

Included with these minutes are copies of the data slides from the meeting. Also included is our latest Map and “Names List” containing contact info for our owners.

The meeting was called to order promptly at 7 PM. 21 people were in attendance representing 14 families and including all 7 RVH Board Members. The Board wishes to thank all of the attendees. Your participation is valuable to our community and we all had a good time at the meeting.

After introductions all around, Brett talked of the loss of Jim Baker in April of 2015. Brett then described the RVH Board activities and responsibilities. Care and maintenance of 3+ miles of road within RVH is a main focus but additionally actions to provide safety of residents and visitors, interfacing with utilities, fire and police services, and maintaining property values through architectural review, RVH website (riovistahills.org) and CC&R enforcement all require substantial effort. All these activities help to make RVH a great community and nice place to live. Requests were again made to keep speeds down along our roadways as the “dead rabbit” count was 8 this year in front of Brett’s home. Other news reported for 2015 was the addition of several new owners, homes and vacant lots for sale, and the construction of the beautiful new home by Lynn Smith.

Brett closed by thanking all of the Board members for their service in 2015 and especially thanking retiring Board member Brent Wenger for his years of service to the community and for his massive effort in 2015 in managing much of the erosion repair work. Also thanked were volunteers Ron and Pat Sigler for their Herculean effort in orchestrating and performing the vegetation trimming along our roadways. Thanks also went to Fred Teich and Brad Johnson for their help with the vegetation trimming and to Terry Craig and Keith Emter for tractor work in clearing storm debris.

Agenda:

1. Secretary Bill Owens stated he had received no comments or corrections to the Minutes from the 2015 annual meeting which had been mailed to all RVH owners and neighbors. Without being read, the minutes of that meeting were unanimously approved "as is". There were no "New Business" action items from that meeting.
2. Treasurer Toni Whitney presented the 2015 year-end Balance Sheet and Income Statements. Our ending bank balance was \$52,224 which was lower than planned due to the extraordinary number of severe rainstorms occurring in 2015 and the related expenditures for necessary erosion repairs.
3. Bill Owens presented the "Road Report" on behalf of the Road Committee.
 - Goals, accomplishments and expenditures in 2015 were described in PowerPoint slides and photographs. RVH experienced a dozen or more major rainstorms during the year. A great deal of volunteer tractor work was necessary to clear the roads and keep them safe for our use. These volunteer efforts saved the HOA thousands of dollars versus hiring contractors to perform the work. We suffered fairly severe erosion damage to edge of road earthen areas in many locations and repairs were made at all major erosion sites to protect our roadway at those locations from further threat. The total expenditure for maintenance in 2015 was \$41,376 versus our original budget of \$15,000. The Board has taken great care in the planning and execution of these projects to assure best use of HOA funds.
 - Our plan for 2016 is to establish a new Road Committee (two current members are retiring) and then, with Board involvement, to develop the new plan. Our budget for maintenance expenses for 2016 is \$25,000.
4. Brett announced 2016 HOA dues will be as follows: \$800 per RVH lot with residence and \$400 per RVH vacant lot. Dues in 2016 for non-RVH neighbors who use RVH roads are as follows:

Stewart	0.25 mi	\$90.00	Brenemen	0.30 mi	\$103.00
Wall	0.60 mi	\$181.00	Uhl	0.80 mi	\$232.00
Supa	1.00 mi	\$284.00	Emter, C.	1.00 mi	\$284.00
Emter, R	1.00 mi	\$284.00	Teich	1.00 mi	\$284.00
Valdes	1.00 mi	\$284.00	Wagner	1.00 mi	\$284.00
Ludwig	1.00 mi	\$284.00			

Dues for the non-RVH folks is based on the actual length of RVH road that each uses as the primary means of accessing their residences.

Our updated 10-Year Financial Plan was presented showing the need for the modest dues increase in 2016 and discussing the likelihood of additional modest dues increases in years to come. Each year a major portion of the dues we collect is set aside for the future major road resurfacing expenditure planned for 2022. The Board expects this resurfacing may cost in excess of \$200,000. In order to avoid having a large assessment to each owner at that time, we are holding a significant amount each year in reserve for that major down-the-road expenditure. The Board will remain vigilant in its efforts to predict future expenditures and we will present an updated Financial Plan each year at our Annual Meeting

5. Election of a new Board Member: Brent Wenger retired from the Board at the end of 2015 leaving an open slot. Pat Mindrup was nominated and duly elected to fill the vacant slot. We are very pleased to have Pat join our Board. Subsequently, in our February Board Meeting, new officers will be elected to fill the VP vacancy and to fill the Secretary slot which Bill Owens expects to vacate later in the year. The 2016 Board and officers are currently as follows:

President	Brett Gerasim
Vice President	open
Treasurer	Toni Whitney
Secretary	William Owens
Member	Robin Baysinger
Member	Terry Craig
Member	Pat Mindrup
Member	Jerry Nightingale

6. New Business

- Bill Owens raised the issue that Jim Liggett has been maintaining the RVH Map for many years using Turbo CAD software. Jim has moved away from RVH and is graciously continuing to maintain our Map but the HOA needs to determine how the Map will be maintained in the future when Jim no longer wishes to do it.
- Light pollution is still an issue for some owners. Bill Owens said that the broad brush method of asking all owners to attend to reducing their light pollution has not had any noticeable effect. Bill suggested that specific pollution sources need to be identified so they can be dealt with directly.

Brett thanked everyone for their participation and again thanked all of the volunteers for their massive efforts last year on behalf of the neighborhood.

The meeting was adjourned promptly at 8 PM