

**Rio Vista Community HOA
Board of Directors
Regular Session Minutes
May 27, 2015**

Board of Directors Present:

Fred Wiley	President
Raj Doshi	CFO
Jeff Thompson	Secretary
Craig Michaud	Member at Large

Lordon Representatives Present:

Sue Bryan	Property Manager
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Called to Order:

The Regular Board of Directors Meeting of May 27, 2015 was called to order at 6:10 p.m., by president, Fred Wiley.

Homeowners Forum:

No owners present for open forum.

Approval of Minutes:

The Regular Session Minutes from the meeting of March 25, 2015 were approved unanimously. Motion carried (4-0).

Treasurer's Report:

Management Report of Financial Condition: 4/30/15

Total Assets:	\$258,503.01
Current Month (Deficit):	\$ 2,576.11
Current Year (Surplus):	\$ 9,295.99
Status of Reserves:	\$186,713.14
Checking Account Balance:	\$ 69,920.53

The Board opted to approve the financials (subject to audit), via email after thorough review by the CFO.

The board voted and approved the financial summary from March 25, 2015. Motion carried. (4-0)

The board tabled the draft financial statement from the HR & Associates and will approve at their next board meeting additional review.

New Business:

1. Landscape Contract Increase (Revisited): The board discussed the increase request and voted to deny the request based on the fact that the request was submitted after the budget for 2015 had been prepared and adopted. They requested that Sue Bryan communicate with Plahn Landscape the necessity of submitting an increase request in August or September, prior to budget preparation. Motion carried. (4-0)

Liens:

There were no liens submitted for approval at this time.

Executive Session Disclosure:

A. Executive Session convened on January 29, 2015 to discuss confidential subjects such as litigation, matters relating to formation of contracts with third parties, member discipline, personal matters, or to meet with a member upon a members request regarding the members payment of assessments as specified in Section 1367 or 137.1 of the California Civil Code.

B. Actions taken in Executive Session of March 25, 2015 were:

- 1) Prior Executive Minutes were approved.
- 2) Member discipline was discussed.
- 3) Collection accounts were discussed.

Adjournment:

Adjournment of Regular Session was motioned unanimously at 7:10 p.m. Motion carried. (4-0)

Executive Session was held prior to the Regular Session meeting from 5:30 pm to 6:09 pm.

Due to change in management services, it was not disclosed to the recording secretary when the next regular board meeting will be held.

Respectfully submitted,

Sue Bryan
Rio Vista Community HOA
Recording Secretary

Approved:

Rio Vista Community HOA
Board of Directors