LA RIVA DEL LAGO HOMEOWNERS ASSOCIATION
SPECIAL OWNERS MEETING
June 4 2026

I. CALL TO ORDER

President Fred called the meeting to order at 3:07p.m. A quorum of the ownership was established.

II. ROLL CALL

Board Members Present:
Fred - President
Beth - Secretary
Wayne - Treasurer

Owners Present:
201 – Rudolph
202 – Aghanoury
203 – Pink Flamingo LLC
205 – Zepeda
208 – Humbred
211 – Bourgeois
214 – Willumsen
215 – Chase
225 - Gibbs
226 – Winquest
229 – Forrest
233 – Sequestrian LLC
234 – Cronquist
301 – Tagalog LLC

Also Present:
Armani Zangari, Summit Resort Group
Kevin Lovett, Summit Resort Group
Deb Borel, Summit Resort Group

III. AMENDED BUDGET RATIFICATION

The purpose of the meeting was to present an amended 2026 budget and special assessment to fund unanticipated capital projects.

Fred reviewed the recently completed plumbing repairs. He explained that the Board considered several options before selecting a cured-in-place pipe lining system. The work provided a cost-effective solution, avoided extensive demolition, and includes a 20-year warranty.

Fred also reviewed the roof replacement project. Several proposals were received and evaluated, and the Board selected G&G Roofing based upon qualifications and compliance with project requirements.

Fred reviewed the Association's portion of the project costs and explained that the amended budget includes a special assessment to fund both projects. The assessment will be payable in two equal installments due July 15, 2026 and August 15, 2026.

Following discussion and questions from the ownership, the amended 2026 budget, including the special assessment, was presented for ratification pursuant to the governing documents. The amended budget was ratified.

IV. WILDFIRE MITIGATION UPDATE

Nikki provided an update regarding wildfire mitigation efforts. Dead trees and other vegetation identified by Summit Fire & EMS have been removed or are scheduled for removal.

V. ENERGY EFFICIENCY AND REBATES

Fred reported that the Association recently completed an energy assessment and that various rebates and incentives are available for future projects.

VI. COMMERCIAL TENANT UPDATE

Fred discussed concerns regarding the commercial nightclub tenant and recent public safety incidents in the area. Carlos has indicated that the nightclub operation will cease and that efforts are underway to secure a more compatible tenant.

VII. LANDSCAPING

The Board approved hiring Jess to assist with landscape and garden maintenance at a rate of $30.00 per hour.

VIII. GARAGE CLEANING

Management was directed to coordinate garage power washing and provide advance notice to owners.

IX. SPRINKLER SYSTEM

The Board discussed fire sprinkler deficiencies recently identified. Management will obtain additional information and pricing from Element Fire Sprinkler and seek alternative bids if necessary.

X. EMERGENCY CONTACT INFORMATION

Owners discussed emergency access procedures for water and gas shutoffs.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at ___ p.m.

Respectfully submitted,

____

Approved by the Ownership on ___________________.