

Village at Rio Paseo Condominium Association
www.villageatriopaseo.org

AAM Customer Service | 800.354.0257
AAM Afterhours Emergency | 866.553.8290

BOARD OF DIRECTORS MEETING: EXECUTIVE SESSION
MAY 19, 2021 5:00 pm – 5:30 pm

EXECUTIVE SESSION IS CLOSED TO THE MEMBERSHIP; ALL ISSUES DISCUSSED IN EXECUTIVE SESSION ARE PRIVILEGED. ISSUES SHOULD NOT BE DISCUSSED WITH OTHERS OUTSIDE THE BOARD OF DIRECTORS, INCLUDING SPOUSES.

EXECUTIVE SESSION AGENDA

- Call to Order/Verification of Board Quorum
- Review & Approval of Previous Meeting Minutes
- Delinquency Review
 - Detailed Delinquency Report
 - Attorney Status Report
- New Business
 - Appeals
 - Granillo #1140 \$50 CC&R Violation - pet waste on patio
- Adjournment



Boardvue.com



aamallaccess.com

Village at Rio Paseo Condominium Association

c/o AAM, LLC

1600 W. Broadway Road, Suite 200, Tempe, AZ 85282

Wednesday, March 17, 2021 at 5:00 p.m.

Meeting Held via Zoom Virtual Meeting

<https://aam.zoom.us/j/97476856478>

Meeting ID: 974 7685 6478

Passcode: 238813

Executive Session Minutes

Board Members Present

Daniel Bucklin, Secretary
Sean McCarty, Vice President
Tracy Blake, President
Michele Beauchamp, Director

AAM, LLC Representatives

Joanna Homer, Community Manager

Others Present

Liz Paz, Recording Secretary

Board Members Absent

Kathleen Schwartz, Treasurer

Call to Order/Verification of Quorum

Tracy Blake called meeting to order at 5:04 p.m.

Approval of Minutes – January 12, 2021

Tracy Blake made a motion to approve the January 12, 2021 meeting minutes. Sean McCarty seconded the motion. The motion carried unanimously.

Delinquency

Joanna Homer reviewed the delinquency reports with the Board.

Attorney Status Report

- a. Cooper/#2060 – Tracy Blake made a motion to approve sending the pre-foreclosure demand letter. Sean McCarty seconded. The motion carried unanimously.

New Business

- a. Appeals
 - a. #1101/Parking Violation – Tracy Blake made a motion to approve the \$50 fine waiver. Motion failed as there was no second. Sean McCarty made a motion to deny the appeal. Tracy Blake seconded. The motion carried unanimously.
 - b. #2018/Late Fees – Sean McCarty made a motion to approve the appeal. Tracy Blake seconded. The motion carried unanimously.
- b. Parking Variance Request
 - a. #1001 – Tabled.

Adjournment

Tracy Blake adjourned the meeting at 5:30 p.m.

Respectfully Submitted By,

Liz Paz

Liz Paz, CAAM

Recording Secretary

On behalf of the Village at Rio Paseo Condominium Association Board of Directors

DRAFT

Village at Rio Paseo

Delinquency Report

Posted Date 04/30/2021

Acct #	Type	Status	A/R Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
1391063	Owner	C	At Attorney	Cooper A/ K/ A Sarah M. Co	467.00	15.00	569.00	4,662.75	5,713.75
1226123	Owner	C	At Attorney	Matthews,Rob	292.00	15.00	569.00	3,567.25	4,443.25
1110454	Owner	P		Busard,Mark	0.00	0.00	0.00	1,574.64	1,574.64
1110312	Owner	P		Johnson,Dianne J	0.00	0.00	0.00	1,127.88	1,127.88
1110470	Owner	P		Homes,Tri Pointe	207.75	173.12	0.00	0.00	380.87
1528896	Owner	C		Trust,Victoria	100.00	100.00	50.00	92.70	342.70
1575487	Owner	C	Late Notice	Lopez Diaz,Yudel	304.70	0.00	0.00	0.00	304.70
1620025	Owner	C	Late Notice	Lipski,Patrick A	304.70	0.00	0.00	0.00	304.70
1392598	Owner	C	Late Notice	Temple,Jon	160.39	15.00	0.00	90.00	265.39
1528897	Owner	C		Trust,Victoria	0.00	0.00	0.00	120.40	120.40
1110303	Owner	C		Roberts,Tamara	0.00	0.00	0.00	50.00	50.00
Count: 11					1,836.54	318.12	1,188.00	11,285.62	14,628.28

Charge Code Summary

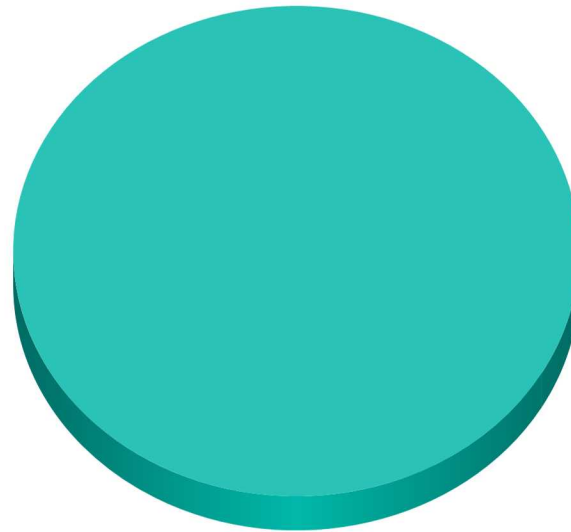
Description	G/L Acct #	Amount
AAM Collection Account Maintenance	12000	150.00
AAM Demand Fee	12000	260.00
AAM Notice of Lien	12000	390.00
Assessment	12000	11,728.83
Attorney Fee	12000	175.00
Builder Assessment	12000	380.87
CC&R Violation	12000	300.00
Demand Fee	12000	45.00
Late Fee	12000	1,174.58
Late Notice-Final	12000	24.00
		14,628.28

Historical Report

AAM, LLC



Village at Rio Paseo Condominium Association Overview



■ Litigation - Money Judgment
Lawsuit (2)

Please note that due to the dynamic nature of the collection process, the above amounts should not be relied upon separately or collectively by the Board as a payoff. Should an owner request a payoff, please direct him/her to the Firm.

Historical Report

AAM, LLC



Village at Rio Paseo Condominium Association

Owner	Assn Acct No.	Firm Acct No.	Property Address	Area of Law	Stage
Rob Matthews	1226123	VILLAGERP.0011	14870 W. Encanto Blvd. #1008	HP Collections	Litigation - Money Judgment Lawsuit

Contact: kymberly.childers@carpenterhazlewood.com

- 04/23/2021 Review process server's affidavit of due diligence; Prepare Motion for Alternate Service to be filed with the Court
- 04/20/2021 Received skip-trace report from process server; continuing with requesting for Alternate Service from Justice Court.
- 04/20/2021 Order extending time to serve until 6/30/2021. See Notice of 3/30/2021
- 04/13/2021 Non-Service of Lawsuit on Rob Matthews on 2/18/2021
- 04/12/2021 Advised current process server to obtain an actual skip-trace report as one from previous server does not suffice. Will monitor for report.
- 04/12/2021 Per court docket, Extension of Time to Serve was granted by Judge on March 30, 2021. Awaiting for copy of Order from court.
- 03/25/2021 Motion for Extension of Time to Serve filed on 3/24/2021
- 03/22/2021 Prepared Motion & Order for Extension of time to Serve packet for process server to file; will monitor for Order granting Extension of Time to Serve.
- 03/22/2021 Review process server's affidavit regarding due diligence; Prepare Motion for Extension of Time to Serve to file with the Court
- 03/17/2021 Awaiting for investigation report(s) from process server, in the meantime requesting for an extension of time to serve Defendant.
- 03/05/2021 Provided process server with needed information to obtain investigation records for Defendant; will monitor for reports.
- 03/05/2021 Attempting service of debtor, no answer; still attempting as of 02/24/2021. Additionally obtaining skip-trace report and motor vehicle records to further determine whereabouts.
- 02/16/2021 Attempting service of debtor, no answer; still attempting as of 02/03/2021.

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Historical Report

AAM, LLC



- 02/08/2021 Pleading--Complaint Filed on 1/5/2021
- 02/03/2021 Attempting service of debtor, no answer; still attempting as of 01/23/2021.
- 12/22/2020 The Firm determined that personal money judgment lawsuit is appropriate. Lawsuit prepared for court filing and service by process server. Process server has up to 90 days to serve the lawsuit. Actual time to serve debtor(s) varies depending upon circumstances.
- 12/08/2020 A PO Box address has been found. Will attempt to send demand letter to the PO Box and if no response, will move forward with lawsuit
- 12/07/2020 No change in deed status as of 12/7/20
- 11/30/2020 The Firm is initiating pre-lawsuit research. The Firm is reviewing debtor's ledger as well as checking for bankruptcy and military status to determine whether filing a lawsuit is appropriate.
- 10/26/2020 Prepare and send second demand letter
- 09/29/2020 Attempt to reach owner by phone. Firm determined none of the possible phone numbers are valid. Next step is to send Second Demand Letter. Called 602-788-0431 and 602-687-9131 both numbers are no longer in service. No other numbers found or provided.
- 09/22/2020 No payments or communication received from owner. Collections will proceed and CHDB will attempt to contact owner via telephone
- 07/29/2020 Research conducted. Owner has been confirmed as current owner per county records. Firm to proceed accordingly.
- 07/28/2020 Attorney demand letter sent. Debtor has a minimum of 40 days to pay in full, set up a payment agreement, or respond. If no response, the Firm will verify ownership, review further, and may send a follow up letter or initiate pre-lawsuit research.

Owner	Assn Acct No.	Firm Acct No.	Property Address	Area of Law	Stage
Sarah Marie Cooper	1391063	VILLAGERP.0010	14870 W. Encanto Blvd. #2060	Collections FKA	Litigation - Money Judgment Lawsuit

Contact: kemberly.childers@carpenterhazlewood.com

- 04/30/2021 The Firm is initiating pre-lawsuit research. The Firm is reviewing debtor's ledger as well as checking for bankruptcy and military status to determine whether filing a lawsuit is appropriate.
- 04/21/2021 Request title report in preparation for foreclosure
- 03/24/2021 Prepare and send pre-foreclosure demand letter

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Historical Report

AAM, LLC



- 03/18/2021 Foreclosure authorization received from Board
- 03/08/2021 The demand letter that was sent to the Tennessee address has not been returned from the post office. Therefore we can assume it has reached its destination. Because the owner lives out of state, moving forward with collection and filing a justice court lawsuit will not be cost effective. The ledger balance at this time is over \$5,000.00. CHDB recommends to transfer this account to FFS (fee for service, where the association will be invoiced each month for attorney fees) and begin the foreclosure process by sending a pre foreclosure demand letter and if no response, order a title report for the attorney to prepare a foreclosure memo. Please advise if the Board wishes to proceed with foreclosure at this time
- 02/09/2021 No payments or communication has been received. Second demand letter will be prepared and sent
- 12/15/2020 Attorney demand letter sent. Debtor has a minimum of 40 days to pay in full, set up a payment agreement, or respond. If no response, the Firm will verify ownership, review further, and may send a follow up letter or initiate pre-lawsuit research.
- 12/07/2020 An alternate address has been obtained on background check. Thiensville Wisconsin. CHDB will attempt to send demand letter to this address
- 11/23/2020 Pulling another background to see if another address appears
- 10/23/2020 Account currently on hold status
- 08/28/2020 CHDB will place the account on a 60 day hold then pull another background to see if an alternative address is provided
- 07/30/2020 Received return mail from property address with no forwarding address; unable to locate additional addresses; continuing to research
- 07/22/2020 Pulling ledger to review for next step
- 06/30/2020 Attempt to reach owner by phone. Firm determined none of the possible phone numbers are valid. Next step is to send Second Demand Letter. No phone numbers found or provided.
- 06/25/2020 No response from debtor; pulling ledger and will make phone calls
- 05/01/2020 Research conducted. Owner has been confirmed as current owner per county records. Firm to proceed accordingly.
- 05/01/2020 Attorney demand letter sent. Debtor has a minimum of 40 days to pay in full, set up a payment agreement, or respond. If no response, the Firm will verify ownership, review further, and may send a follow up letter or initiate pre-lawsuit research.

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The Village at Rio Paseo Condominium Association
1600 W. Broadway Rd., Suite 200
Tempe, AZ 85282

April 30, 2021

Phone: 602-957-9191
Toll Free: 866-516-7424
Fax: 623-584-8906

MAIL TO:
Kara Granillo
14870 W Encanto Blvd #1140
Goodyear, AZ 85395-6613

RE: 14870 W Encanto Blvd #1140
Goodyear, AZ 85395

Account# 1335804

Dear Kara Granillo

Your request to appeal the fine for pet droppings has been forwarded to the Board of Directors for review and response.

Sincerely,

Joanna Homer
Community Manager
Jhomer@AssociatedAsset.com
For the Board of Directors
The Village at Rio Paseo Condominium Association

Christine Wingo

From: carebear92671@cox.net
Sent: Tuesday, April 27, 2021 2:53 PM
To: administrativeassistants@aamaz.com
Subject: Acct #1335804 (VMS) Compliance Issue Appeal

Source	AAM All Access
State	AZ
City	Goodyear
Community (community name)	Village at Rio Paseo
First Name	Kara
Last Name	Granillo
Property Address	14870 W Encanto Blvd #1140
Property City	Goodyear
Property Zip	85395
Account Number (resident ID)	1335804
Login Email	carebear92671@cox.net
Compliance Issue	492623 - Remove Pet Droppings
Reason for Appeal	I filed an appeal already on this issue and now I'm being charged \$50. There is pictures for me to look at and I sent pictures with my original appeal. Please remove the \$50 charge from my account.

I dont have another appeal for this

Village at Rio Paseo
 1600 W. Broadway Rd., Suite 200
 Tempe, AZ 85282

Kara Granillo
 14870 W Encanto Blvd #1140
 Goodyear, AZ 85395-6613

Property Address: 14870 W Encanto Blvd #1140
Account #: 1335804

Code	Date	Amount	Balance	Check#	Memo
Payment – Mutual of Omaha	6/12/2019	-2,029.56	-2,029.56	100000026	Tri Pointe Payment
Working Capital Fee	6/12/2019	714.96	-1,314.60		
Reserve Fund Fee	6/12/2019	714.96	-599.64		
Assessment	6/12/2019	123.00	-476.64		Prorated 5.16.19
Assessment	6/12/2019	238.32	-238.32		6.1.19
Due to Management Company	6/12/2019	85.00	-153.32	100000027	New Home Administrative Fee
Payment – Mutual of Omaha	6/12/2019	-85.00	-238.32	100000027	TRI Pointe Payment
Assessment	7/1/2019	238.32	0.00		Monthly Assessment
Assessment	8/1/2019	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	8/1/2019	-238.32	0.00	155297053	PayLease080119.lbx
Assessment	9/1/2019	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	9/3/2019	-238.32	0.00	158434826	Paylease090319.lbx
Assessment	10/1/2019	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	10/2/2019	-238.32	0.00	161545159	Paylease 10.01.19.lbx
Assessment	11/1/2019	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	11/1/2019	-238.32	0.00	164755303	PayLease110119.lbx
Assessment	12/1/2019	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	12/2/2019	-238.32	0.00	167790879	PayLease120219.lbx
Assessment	1/1/2020	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	1/2/2020	-238.32	0.00	171121642	autoexport_010220_JyY9.lbx
Assessment	2/1/2020	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	2/3/2020	-238.32	0.00	174785239	autoexport_020320_WYvK.lbx
Assessment	3/1/2020	238.32	238.32		Monthly Assessment
Payment – Mutual of Omaha	3/2/2020	-238.32	0.00	178059412	autoexport_030220_fQV6.lbx
Assessment	4/1/2020	277.00	277.00		Monthly Assessment
Payment – Mutual of Omaha	4/1/2020	-277.00	0.00	181459561	autoexport_040120_69gF.lbx
Assessment	5/1/2020	277.00	277.00		Monthly Assessment
Payment – Mutual of Omaha	5/1/2020	-277.00	0.00	185035423	autoexport_050120_Gzzu.lbx
Assessment	6/1/2020	277.00	277.00		Monthly Assessment
Payment – Mutual of Omaha	6/1/2020	-277.00	0.00	188523686	autoexport_060120_KerG.lbx
Assessment	7/1/2020	277.00	277.00		Monthly Assessment
Payment – Mutual of Omaha	7/1/2020	-277.00	0.00	192156822	autoexport_070120_mtNA.lbx
Assessment	8/1/2020	277.00	277.00		Monthly Assessment
Payment	8/3/2020	-277.00	0.00	196104853	autoexport_080320_DkGZ.lbx

AZ-Peoria Satellite Office | 1600 W. Broadway Rd., Suite 200 | Tempe, AZ 85282 | 602-957-9191

Make check payable to: The Village at Rio Paseo Condominium Association

Village at Rio Paseo
 1600 W. Broadway Rd., Suite 200
 Tempe, AZ 85282

Code	Date	Amount	Balance	Check#	Memo
Assessment	9/1/2020	277.00	277.00		Monthly Assessment
Payment	9/1/2020	-277.00	0.00	199806245	autoexport_090120_NuZX.lbx
Assessment	10/1/2020	277.00	277.00		Monthly Assessment
Payment	10/1/2020	-277.00	0.00	203475760	autoexport_100120_mpht.lbx
Assessment	11/1/2020	277.00	277.00		Monthly Assessment
Payment	11/2/2020	-277.00	0.00	207339546	autoexport_110220_NYXA.lbx
Assessment	12/1/2020	277.00	277.00		Monthly Assessment
Payment	12/1/2020	-277.00	0.00	211030021	autoexport_120120_g8mr.lbx
Assessment	1/1/2021	277.00	277.00		Monthly Assessment
Payment	1/4/2021	-277.00	0.00	215029301	autoexport_010421_7D9h.lbx
Assessment	2/1/2021	277.00	277.00		Monthly Assessment
Payment	2/1/2021	-277.00	0.00	219401044	autoexport_020121_VzqM.lbx
Assessment	3/1/2021	277.00	277.00		Monthly Assessment
Payment	3/1/2021	-277.00	0.00	223332501	autoexport_030121_EhHb.lbx
Assessment	4/1/2021	277.00	277.00		Monthly Assessment
Payment	4/1/2021	-277.00	0.00	227800397	autoexport_040121_hGeC.lbx
Payment	4/6/2021	-125.00	-125.00	100000027	Payment
CC&R Violation	4/26/2021	50.00	-75.00		03/01/21: Remove Pet Droppings
Assessment	5/1/2021	277.00	202.00		Monthly Assessment

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	202.00
202.00	0.00	0.00	0.00		