

Village at Rio Paseo Condominium Association
www.riopaseoca.com

AAM Customer Service | 800.354.0257
AAM Afterhours Emergency | 866.553.8290

BOARD OF DIRECTORS MEETING: EXECUTIVE SESSION
DECEMBER 14, 2020 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 – n/a
- Delinquency Review
 - Detailed Delinquency Report
 - Attorney Status Report
- New Business
 - Appeals:
None
- Compliance
 - Violation Chart
 - Violation Detailed Report
- Adjournment



Boardvue.com



aamallaccess.com

A/R Delinquency

Active Flag Yes

Posted Date 11/30/2020

Village at Rio Paseo

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
1391063	Owner At Attorney	Cooper A/ K/ A Sarah M. Coop	292.00	15.00	292.00	3,479.75	4,078.75
1226123	Owner At Attorney	Matthews,Rob	292.00	15.00	292.00	2,384.25	2,983.25
1204159	Owner At Attorney	Mendez,Jesus Alejandro	292.00	15.00	367.00	1,767.27	2,441.27
1557601	Owner Late Notice	Martin ,Juan	369.70	27.70	301.36	0.00	698.76
1544942	Owner Late Notice	Wildes,Robert	369.70	15.20	152.00	0.00	536.90
1553934	Owner Late Notice	Begay ,Lonnie	304.70	0.00	0.00	0.00	304.70
1362471	Owner Late Notice	Chairez,Wendy	122.08	15.00	15.00	0.00	152.08
1575487	Owner	Lopez Diaz,Yudel	152.00	0.00	0.00	0.00	152.00
1392598	Owner Late Notice	Temple,Jon	86.14	15.00	15.00	15.00	131.14
1528897	Owner	Trust,Victoria	0.00	0.00	0.00	120.40	120.40
1528896	Owner	Trust,Victoria	0.00	0.00	0.00	92.70	92.70
1344186	Owner	Cain,Jonathan G	55.00	0.00	0.00	0.00	55.00
1110303	Owner	Roberts,Tamara	0.00	50.00	0.00	0.00	50.00
1110301	Owner	Perkins,Kelbi	0.00	0.00	0.00	14.49	14.49
1110336	Owner	Hildebrand,Chadlyn W	1.72	0.00	0.00	0.00	1.72
Count:	15		2,337.04	167.90	1,434.36	7,873.86	11,813.16

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
144	4	140	120	20	85.71%

Charge Code Summary

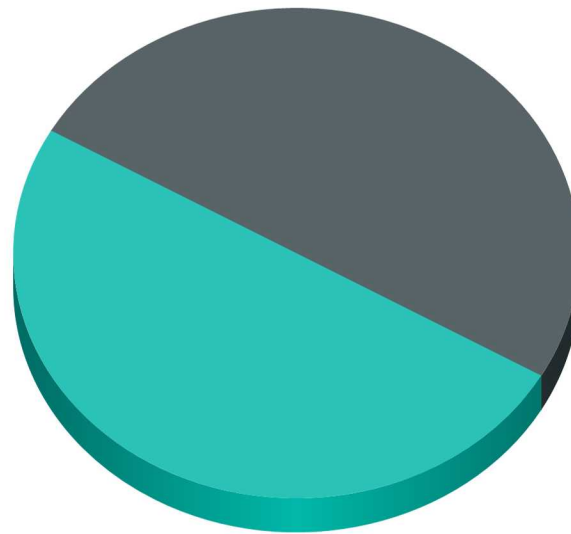
Description	G/L Acct #	Amount
AAM Collection Account Ma	12000	225.00
AAM Demand Fee	12000	455.00
AAM Notice of Lien	12000	585.00
Assessment	12000	9,477.38
CC&R Violation	12000	50.00
Key	12000	55.00
Late Fee	12000	929.78
Late Notice-Final	12000	36.00
		<u>11,813.16</u>

Historical Report

AAM, LLC



Village at Rio Paseo Condominium Association Overview



- Demand (1)
- Litigation - Money Judgment
- Lawsuit (1)

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

- 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	HP Collections	Demand

Contact: kymberly.childers@carpenterhazlewood.com

- 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

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



- 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.

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.



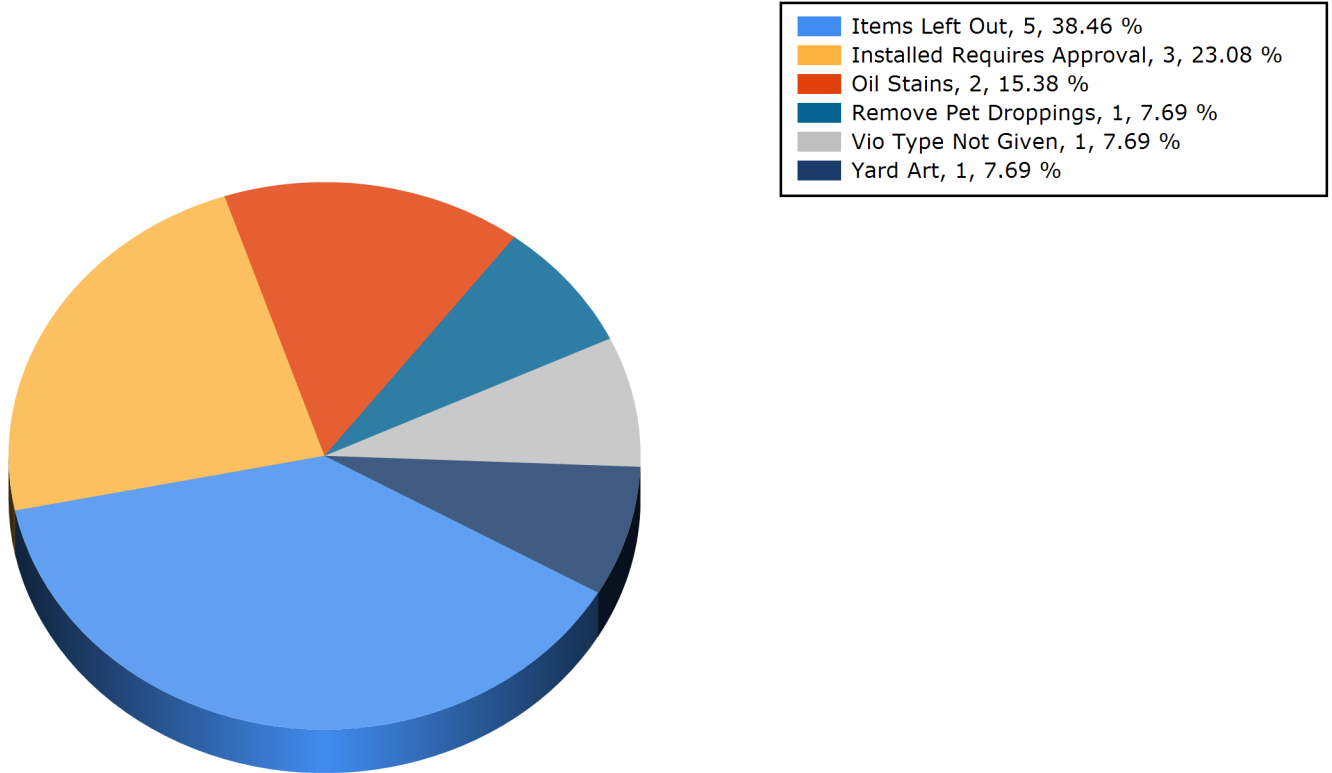
Violations Chart

Village at Rio Paseo

Date Start: 9/1/2020

Date End: 11/30/2020

Violations Count



Violation Letter Counts:

1st: 11 2nd: 2 3rd: 4th: 5th: 6th: 0 7th: 0 8th: 0 Other: 0

Total Letters: 13

Total Violation Types: 6

Compliance Detail Report



Village at Rio Paseo (10289)

Community Manager: Joanna Homer

Letter Codes: 1st,2nd,3rd,4th,5th,6th,7th,8th,9th,10t,11t,12t,13t,14t,15t,Oth

Date Start: 9/1/2020

Date End: 11/30/2020

Associated Asset Management
1600 W. Broadway Rd., Suite 200
Tempe, AZ 85282

Inspection	Block	Lot	Inspection Date	Level	Description	Amount	Completion Date	
Village at Rio Paseo								
	VF-0000	1028	14870 W Encanto Blvd - Kathleen A Schwartz					
			<u>Compliance Type and Details</u>					
			Yard Art - Please remove the decorative art from your yard. Sign is not in accordance w cc&r guidelines. Please remove.					
			10/19/2020	1st	Courtesy Notice	0.00		
		1029	14870 W Encanto Blvd - Kenneth Wilson					
			<u>Compliance Type and Details</u>					
			Items Left Out - Please ensure that all items are stored out of sight. Remove items, towels from rail.					
			10/19/2020	1st	Courtesy Notice	0.00		
		1032	14870 W Encanto Blvd - Douglas S Johnson					
			<u>Compliance Type and Details</u>					
			Items Left Out - Please ensure that all items are stored out of sight. Please remove personal items from rocks.					
			9/17/2020	1st	Courtesy Notice	0.00		
			10/19/2020	2nd	2nd Notice	50.00		
		1037	14870 W Encanto Blvd - Tamara Roberts					
			<u>Compliance Type and Details</u>					
			Installed Requires Approval - Any exterior change to the appearance of your property must be submitted for approval in accordance with the CC&Rs and Design Guidelines. Please submit for architectural approval. Satellite Dish.					
			9/17/2020	1st	Courtesy Notice	0.00		
			10/19/2020	2nd	2nd Notice	50.00		
		1077	14870 W Encanto Blvd - Yudel Lopez Diaz					
			<u>Compliance Type and Details</u>					
			Remove Pet Droppings - Regarding excrement from your pet. For the health and appreciation of all homeowners, please pick up all excrement that occurs off of your property.					
			11/19/2020	1st	Courtesy Notice	0.00		
		1110	14870 W Encanto Blvd - Michael B Baker					
			<u>Compliance Type and Details</u>					
			Vio Type Not Given - Hello,					
			Please note the large Sissoo trees near your building will be removed in the next 10 days as they pose a liability to the building, foundations and sidewalks. The landscape company will be working in this area to remove the trees. Once removed we will look at installing non root invasive trees in their replacement.					
			Thank you for your cooperation and understanding,					
			10/22/2020	1st	Courtesy Notice	0.00		

Inspection	Block	Lot	Inspection Date	Level	Description	Amount	Completion Date	
Village at Rio Paseo								
	VF-0000	2039	14870 W Encanto Blvd - Douglas T Reithmann					
<u>Compliance Type and Details</u>								
Installed Requires Approval - Any exterior change to the appearance of your property must be submitted for approval in accordance with the CC&Rs and Design Guidelines. Please submit for architectural approval. Satellite Dish.								
			9/17/2020	1st	Courtesy Notice	0.00		
		2045	14870 W Encanto Blvd - Dirk Deshaney					
<u>Compliance Type and Details</u>								
Oil Stains - One of your vehicles is leaking oil onto the pavement. Please ensure that you do not park a vehicle that leaks oil outside of your garage and remove the oil stain from your driveway.								
			9/17/2020	1st	Courtesy Notice	0.00		
		2057	14870 W Encanto Blvd - Cindi Scribner					
<u>Compliance Type and Details</u>								
Items Left Out - Please ensure that all items are stored out of sight. Remove personal items from rocks please.								
			9/17/2020	1st	Courtesy Notice	0.00		
		2063	14870 W Encanto Blvd - Jon Temple					
<u>Compliance Type and Details</u>								
Items Left Out - Please ensure that all items are stored out of sight. Remove personal items from rocks please.								
			9/17/2020	1st	Courtesy Notice	0.00		
		2111	14870 W Encanto Blvd - Sunwest Trust Inc					
<u>Compliance Type and Details</u>								
Oil Stains - One of your vehicles is leaking oil onto the pavement. Please ensure that you do not park a vehicle that leaks oil outside of your garage and remove the oil stain from your driveway.								
			9/17/2020	1st	Courtesy Notice	0.00		

Compliance Letter Summary

1st: 11	2nd: 2	3rd: 0	4th: 0	5th: 0	6th: 0	7th: 0	8th: 0	
9th: 0	10th: 0	11th: 0	12th: 0	13th: 0	14th: 0	15th: 0	Other: 0	Total: 13