

**Minutes From:**  
**RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**

FRIDAY, APRIL 4<sup>th</sup>, 2025

- **MEETING CALL TO ORDER**

Meeting called to order at 11:00am

- **ROLL CALL**

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President – present on ZOOM

Antony Bisaccio, 2<sup>nd</sup> Vice President – present

Vicky Lauritzen, Treasurer - absent

Chris Welch, Secretary – present

- **APPROVAL OF MINUTES – February 6, 2025, Board Meeting**

Chris Welch makes a motion to approve of these Minutes.

Seconded by Antony Bisaccio.

Unanimously approved.

- **TREASURER’S REPORT:**

Account Balances/Recap report for February of 2025 were reported by Kathy Andre, President. These reports were available as handouts to Board Members and RHHA residents in attendance.

- **CLUBHOUSE/OFFICE:**

- **Reserve Contribution of \$35,348 transferred from operating to reserve account**

Contribution was made from the Operating account to the Reserve account in March.

- **Reduction in Reserve Contribution-Board to Discuss & Vote**

Discussion to reduce our total Reserve Contribution this year to \$45,000 instead of \$75,000.

Chris Welch makes a motion to reduce our Reserve contribution from \$75,000 to \$45,000.

Seconded by Antony Bisaccio.

Unanimously approved.

- **Elections-Nomination Deadline- April 3/ Candidacy announcement**

The RHHA Board of Directors Elections for the 2025-2027 term has been determined by acclamation. 3 positions available on the board and 3 candidates applied; they all already currently serve on the board so there is no need to hold an election. Those three board members will just continue on the board in their current positions.

- **Inspector of Elections will be selected between April 9 to April 18**

Election determined by acclamation – no further action necessary.

- **Pre-Ballot Notices will be going out by April 23, 2025**

Election determined by acclamation – no further action necessary.

Int. \_\_\_\_\_

- **Club House Ceiling Fans**  
Still in the process of picking out replacements.
- **Deep Valley Security-Possible upgrade to alarm system**  
Discussion regarding an upgrade to our current alarm system. Deferred to our next meeting.
- **Collections Representative**  
As announced at our last meeting our collections representative for the last 10 years has passed away. We need to look for new options to fill that position.
- **Budget Preparation for 2025/2026 Fiscal Year**  
Will have budget meeting in April to work on details for our next fiscal year.
- **Parking Lot Light Replacement/Installation**  
Replace the parking lot lights done by Nat's Electric.
- **Annual Meeting-Saturday June 28<sup>th</sup> @ 10am**  
Confirmed the date and time for the Annual Meeting as noted above.

## **PRESIDENTS REPORT:**

- **RHHA FIREWISE - UPDATE:**
  - **Mailing/Emailing of Annual RHHA Fire Risk Inspection Information**  
Completed our initial mailing and emailing of the Annual RHHA Fire Risk Inspection information. Date for having properties cleared is June 1<sup>st</sup>, 2025.
  - **Fire Representative-Interviews in progress**  
We have hired a new Fire Representative who will be starting April 15<sup>th</sup>.
  - **RHHA Annual Property Fire Risk Inspections starting in April**  
The Fire Representative will do the initial and follow-up inspections of all 630 properties, both homes and vacant lots.
  - **Deadline for clearing properties for Fire Abatement Compliance – June 1, 2025**  
If the property is not cleared by then the owner will receive a hearing letter with the opportunity of appearing before the board to discuss/contest the evidence; fines may be assessed at that time. If either before or in a reasonable time after the meeting the property is cleared usually the fine will be rescinded but the Admin. fee is not.
  - **2025 SPRING CHIPPER DAYS-Set for May 27-May 30-Board to discuss & vote assessing fee for chipping to offset cost increases**  
Examining options on the best way to pay for CHIPPER DAYS in the future, as vendor costs for Chipper Days continue to rise.
  - **Fire Hydrants-Inspections by Lake Co. Special Districts**  
Lake County Special Districts is in the process of inspecting all the RHHA Fire Hydrants and will share their reports on each Hydrant with RHHA.
  - **Fire Inspection of Common Area Property below Westridge Drive**  
We are checking and evaluating the RHHA common areas to evaluate if any work needs to be.
- **KONOCTI FIRE SAFE COUNCIL –**

- **KFSC Annual Firewise Summit-March 12, 2025-Successful**  
The event was held at the RHHA and was very productive. CalFire will be coming into RHHA to evaluate home for fire safety. They hope to meet with many homeowners while they are here.
- **Black Forest-Prescribed Burn-April 2-5**  
CalFire has made burn piles in the Black Forest and will be burning and removing those burn piles.
- **CODE ENFORCEMENT – UPDATE**  
Ongoing; will talk about more in the Executive session, status quo since our last meeting.
- **ARC – UPDATE**  
Ongoing; will talk about more in the Executive session, status quo since our last meeting.
- **MARINA – UPDATE**
  - **Marina- Reseal of Trench Bid-Board to discuss and vote**  
Deferred to our next meeting.
  - **Marina Rules & Regulations-Board to discuss and vote**  
Antony Bisaccio makes a motion that the draft of Marina rule and regulations be formalized as presented.  
Seconded by Chris Welch.  
Unanimously approved.
- **POOL**
  - **Pool OPENING-Saturday May 24<sup>th</sup>-Memorial Day Weekend**  
As scheduled, with the Social Committee doing the usual BBQ for all RHHA residents for the opening, no charge to the homeowners.
  - **Pool-Possibly closed on Mondays-Board to vote**  
Discussed closing the pool on Mondays for the month of June only.  
Chris Welch makes a motion to close the pool for Mondays in June only.  
Seconded by Susan McGurgan.  
Unanimously approved.
  - **Pool/Marina Keys-Board to discuss and vote**  
During last months' Executive session this was voted on, so no vote needed now. Keys have been ordered.
  - **Pool Operational Schedule/Pool Monitors-consider closing pool on Mondays thru JUNE**  
Discussion about fewer Pool Monitor hours during the month of June
  - **Replace Pool Pump Motor**  
Currently being replaced
  - **Pool Bathrooms-Cleaned and repainted floors**  
This has been done recently.
  - **BBQ Area-Wooden Rails replaced and painted**  
This has been done recently.

Int. \_\_\_\_\_

- **Repainted round metal tables**  
This has been done recently.
- **Repainted Pool gate and rails**  
This has been done recently.
- **SOCIAL COMMITTEE:**
  - **Pool Opening BBQ**  
Social Committee will handle
- **OPEN FORUM**  
None
- **ADJOURNMENT OF MEETING** at 12:06pm

**\*Next RHHA Board Meeting will be held on Friday May 2, 2025, at 11am\***

These Minutes were approved by the Board of Directors.

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Christopher T. Welch, Secretary

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Date