

Board Meeting – January 5, 2011—Minutes

Board members present: Nelson Powley, Gary Taucer, Bonnie Piccolo and Karin Armstrong.

Also present: Office Administrator Linda and one homeowner (Robin Unruh)

The meeting was called to order by President Nelson Powley at 5:36 P.M. Minutes from the November meeting were approved as written.

Office issues.

Balances: Operating account-\$21,058.24; Fire Abatement-\$7764.39; ARC \$8144.80; 08-09 Reserve CD-\$41,135.70; 09-10 Reserve CD-\$20,070.26.

Two properties closed escrow in the last month; we recovered a total of \$9500.00 in fines assessed on these two properties.

It was determined we should not rent the clubhouse on consecutive days as cleaning is an issue on back to back rentals. We need to set a deadline for receipt of all fees for renting the clubhouse. It was also determined that Ginny Potter must pay the full rental fee of \$125.00 for her New Year's party.

Clubhouse chairs and tables. Karin will research this and present it to the Board at a later date.

Security. Robin Unruh presented several options for security. He estimates the cost could be anywhere from \$2000.00 to \$10,000.00. Robin will continue to research this and bring it to the board as a formal presentation.

Budget. There are several projects we need to consider including paving the clubhouse driveway and parking area, buying tools, purchasing a utility cart type of vehicle for the maintenance man's use and continuing the contributions to our reserve fund. To this end we decided we would need a detailed and friendly article for the next newsletter (prior to the annual meeting) outlining what has been done, what needs to be done and the fact that the reserve fund is the first and only such fund in the 40 years of Riviera Heights existence. Further, the Board is required to maintain our facilities.

Clubhouse rental (further discussion). Linda said Ginny could not return early the day after her party to clean up the clubhouse. Consequently, the next party had to clean up before they could have their event; a large roast was left out unrefrigerated (and not taken) and there were bags of garbage left. Mickey's report of things "missing" could not be substantiated. The second renters took pictures documenting the mess that was left behind; we elected to return half their rental fee (in part because they left doors open and the heat on over the weekend) and the cost they would incur to stop payment on the \$500.00 damage check we deposited.

Mixers. The mixer cost about \$700.00, as did the Marina BBQ. The next mixer is scheduled for April 30th, with a second mixer sometime in late October.

Pool update. Nelson reported the pump leak has been fixed and the pump is now working properly.

Maintenance update. The air conditioning work will not commence until after January 24th as the clubhouse is rented shortly before that. The light outside the clubhouse office needs repair. There is new shelving in the records room and the leak in the roof has been fixed. We will consider re-doing the walls in the clubhouse main room after the air conditioning work has been done. There is more landscaping work to be done. Todd is now on the winter schedule of 32 hours per week.

At this point homeowner Robin Unruh left the meeting.

The meeting continued into executive session.

Respectfully submitted,
Karin Armstrong, Secretary

_____ approved
Nelson Powley, President