

Minutes for Board Meeting – June 1, 2011

Board members present: Nelson Powley, Karin Armstrong and Gary Taucer  
Also present: Linda Unruh, Office Administrator and 9 homeowners

The meeting was called to order by president Nelson Powley at 5:35 P.M.  
Minutes from the previous meeting were approved as corrected.

Board appointment. Bonnie resigned, so Nelson asked Bob Cate to consider finishing out Bonnie's term. Bob agreed. Nelson moved, Karin seconded; the approval was unanimous to appoint Bob as a board member.

Homeowners Questions and Answers. Dave Lewis commended the Board on the financial report. He asked if the projected income of \$192,000.00 from dues reflects the 10% shortfall, and it does. The salaries are a bit higher as we have increased Todd's winter hours from 20 hours per week to 30 hours. The reserve requirement is based on \$320,000. We are considering purchasing a software program that will update the reserve study automatically, hopefully within one month.

Rosalie asked if Larry will continue to head up the fire abatement program if he is elected to the Board, and he will.

Racquel Lewis said she is willing to volunteer her time with mailings.

Madrone Collier said she would like us to have a meeting (without Special Districts) to learn what alternative methods might be available to us for the needed repairs and updates to our water system. Nelson will compose a letter to be sent out to all Riviera Heights property owners.

There were compliments on the pool opening BBQ. Over 100 people attended.

Office Issues. Account balances are: Operating Checking-\$11,740.64; F/A Checking-\$951.39; MM Savings-\$41,689.25; 08-09 Reserve CD-\$41,278.62; 09-10 Reserve CD \$20,104.90.

Mailing recap: F/A postcard 4/29; Notice of Candidacy 4/22; President's letter 5/10; Newsletter 5/12; Financial statements 5/19 and ballots 5/26. Invoices will be mailed mid-June. Karin will look into pest control service. The gym is not being used—should we continue with it? Linda has hired 4 pool monitors. Pool hours are 10 AM to 8 PM and the pool will be chain locked each night. Aerobics will be from 10:30 to 11:30 on Monday, Wednesday and Friday mornings.

We have hired Mack Hommer to repair the hinges that broke off the dock during the last storm.

ARC reports no new construction

Bob Cate has the name of a possible new ARC member. Bob and Larry would like to hold an informative class for ARC members. The possible new ARC member is Jeff Marsh.

Nelson asked the homeowners for opinions on the Fire Abatement post card. Madrone thought it was too flashy. Others thought it might have been too expensive, though they agreed it did get their attention.

Racquel Lewis offered to make a casserole for the Annual Meeting brunch.

The Board moved to move \$40,000.00 to the Reserve Fund on June 22<sup>nd</sup>.

Nelson asked Board members to contribute to the opening statement for the newsletter. He asked Karin to write the first one.

The meeting was adjourned at 6:52 P.M.

Respectfully submitted,  
Karin Armstrong, Secretary

\_\_\_\_\_ approved Nelson Powley, President