

Minutes for Annual Meeting on June 25, 2011

Board members present: Nelson Powley, Gary Taucer and Karin Armstrong. Absent: Bob Cate
Also present: Linda Unruh and 35 homeowners; Realtors Elizabeth Davis, Inspector of Elections and Jeni Jackson, Assisting Inspector of Elections and Rosalie Schmaltz, Membership Attendance.

The meeting was called to order by President Nelson Powley at 10:25 A.M.

Nelson thanked volunteers Burt Baker for his three years of work on the roads, Larry Davis and Barbara Buckley for maintenance at the marina and contributions, Larry Pennington for fire abatement and ARC chairman, Shirley Taucer for her cooking, Robin Unruh for help with many problems and every mailing, the VIPs for their many volunteer hours, Andi Phillips and Raquel Lewis for today's brunch, and our staff members Linda Unruh and Todd Drawdy for making Riviera Heights a desirable place to live.

This past year we staged four successful events: the pool opening, the marina BBQ (upcoming) and two mixers. Nelson thanked Andi, Raquel, Linda and Karin for their help at these events. Our thanks also to Bonnie Piccolo who resigned from the Board because of the demands of her job. Nelson also thanked several local business people.

To the Board members Nelson thanked Gary Taucer, Vice President for his work on the pool and the reserve study, Karin Armstrong, Secretary for handling complaints and filling in at the office and making the signs and Bob Cate for stepping in to fill a vacancy on the Board.

Linda Unruh gave the following Treasury Report: Our dues have increased to \$324.00 per year. Our reserve fund will go to \$300,000.00 in eight year's time. The account balances are: operating account \$3701.50; fire abatement \$951.39; money market savings \$1712.46; reserve fund CD's one at \$41,278.62 and one at \$60,140.37.

Improvements to our assets include insulation installed in office and back room, landscaping, pool heater, marina maintenance, new ducts for air conditioning in clubhouse and the start of remodeling of the clubhouse.

Maintenance work at the marina includes the reattachment of the ramp, extensive weed eating, cleanup of the old pump house and filling of pot holes. At the clubhouse we have replaced and reinforced boards of the clubhouse deck. At the wilderness area we have removed several fallen trees to improve access.

ARC chairman Larry Pennington reported no new construction and no new water hookups. Most of the work being done are repairs to existing homes.

Thanks to Rosalie for instigating the investigation to the proposed changes to our water system. A panel headed by Gary Taucer has drawn up a very specific list of questions for the Special Districts, a copy of which was given to all homeowners in attendance. The panel will meet with Special Districts on June 28th, after which there will likely be another meeting here at the clubhouse.

As to communications, we need more e-mail addresses. Many communications must go out by first class mail to conform to the rules of our CC&R's. We have improved our newsletter by adding color photographs and a county-wide calendar of events and more articles and recipes. There are new flags for the boxes. We will be asking for an RSVP to events so we can plan better.

Questions and answers included the remark from Dave Meisle that curbs were not included in the original contract for the roads. According to Nelson, however, the County said they would come back and add curbs, but this not yet been done. John Meyer wanted to know who is responsible for the weeds coming out of the curbs. Nelson thinks is the responsibility of both the County and the homeowners.

The US Coast Guard Flotilla 88 of Lake County gave a talk on the history of the Flotilla and boating safety.

After a break for a delicious brunch elections results were announced. The votes were as follows: Gary Taucer – 155; Larry Pennington – 152; Nelson Powley – 135 and Russell Hunt – 63. There were 7 write-in votes for both Burl McDaniel and Dave Brockman.

The meeting was adjourned at 12:45 P.M.

Respectfully submitted,
Karin Armstrong, Secretary

_____ approved
Nelson R. Powley, President