

## Minutes

### Riviera Heights Homeowners Association Board of Directors Meeting Wednesday, August 6, 2014 2:00 pm Kelseyville, CA

**Call to Order:** The meeting was called to order by President Larry Pennington at 2:04 PM

Board Members Present: Larry Pennington, Bob Cate, Cathy Spooner, and Lynette Fishel Dunbar. Absent: Gary Taucer. Also present: Linda Unruh, Office Administrator. Two homeowners were present.

**Minutes:** The minutes of the Board of Directors meeting on 7/2/14 were emailed to the Board members. Bob made a motion to accept the minutes as written. Larry seconds the motion. All in favor.

**Homeowners Questions and Answers:** A homeowner was interested in knowing how many people signed up for the garage sale. There are 27 signed up so far. Signs are made and the ad is in the paper for Friday and Saturday. Hospice Thrift may come by to take any items to be donated.

#### **Office Issues:**

**Account Balances:** Operating Checking: \$16,562.84; F/A checking: \$3,183.24; ARC checking: \$5,100.00; Money Market Savings: \$143,945.62. CD #9829 \$99,515.33; CD #1781: \$41,694.75; CD #7016: \$36,459.77 Total reserve fund: \$177,669.85  
Total 2014-2015 invoiced HOA dues : \$208,332. Total received to date : \$143,828. There is still \$64,504. Outstanding. 69% of billed amount has been received. The budget is based on \$188,000. = 77% received.

Annual Review and Disclosures: Zach prepares this. It will be about ten pages to be mailed out. A schedule of fines will also be included.

Code enforcement needs to address the marijuana growing issue. This may need an amendment to the CC&R's and a fine needs to be set.

Rental Agreement: We have asked for screening from the homeowners. Marijuana was discussed again. There is zero tolerance for growing marijuana in Riviera Heights. We will need to make changes to the rental agreement.

Use of fireworks also has a zero tolerance.

Lynette suggested that we need to think about a security system for the marina. Lynette will look in to this.

Newsletter will go out in September.

Letters went out to six agencies and the property owners regarding the property on

Marina View Drive. There were only two responses. Building and Safety made a site inspection...nothing found. CDF Battalion Chief Bertelli with Cal fire also said there was nothing they can do. Chief Bertelli showed up at the meeting and there was discussion regarding empty lots that need clearing. There seems to be no solution to this ongoing problem.

**Code Enforcement:** Dave from public works will meet with us regarding encroachments. There was extensive discussion as to the schedule of fines. More discussion will be needed and a decision will be made as to any changes. Cathy made a motion to make changes to the schedule of fines. Bob suggested we email ideas and come to a decision. Second notices of violations have been mailed. There were ten, two more will go out this week.

**Maintenance Update:** Everything is in order to date.

**Pool Update:** No problems this year.

**ARC Update:** A homeowner asked to put up a chain link fence. Bob is also looking at a home on Marina View that needs ARC approval.

**Fire Abatement Update:** All the properties have been inspected. There are up to 100 violations, Fire abatement letters are being sent out.

#### **Marina Update:**

Pier Renovation: Bob had pictures of the finished project. We need to get a trash container on site. There are a few finishes left, but the pier is open to the public. The missing BBQ area will have a new pit put in. A dog park is also on the agenda. Lynette makes a motion to build a dog park, Bob seconds, All in favor.

#### **Clubhouse Update:**

Interior Painting: The painters are doing a great job on the ceiling, beams and kitchen. There is a lot of prep work involved. The painters will help with the parking lot light shields.

New Deck Construction: The notice for bids went out. We had only two contractors show up for bids of \$16,800. and \$17,500.

New Skylights: The skylights are leaking. We need to get something on it to seal the area. Mark Hopkins had some suggestions. Bob suggested a design that would cost about \$3,000. in materials and another \$3,500. in labor. A contractor could do this.

#### **Upcoming Events:**

Community Garage Sale: Already discussed.

**Adjournment:**

The meeting was adjourned at 4:20 PM by President Larry Pennington

Minutes respectfully submitted,

Cathy Spooner, Secretary

\_\_\_\_\_Approved

Larry Pennington, President

**Next Monthly Board of Director's Meeting: Wednesday Sept. 3, 2014 at 2:00 P.M.**

**All property owners are invited and encouraged to attend these meetings.**