

Minutes

Riviera Heights Homeowners Association

Executive Board of Directors Meeting

September 4, 2013 5:30 pm

Kelseyville, CA

Call to Order:

The meeting was called to order by President Larry Pennington at 5:30 pm

Board Members Present: Larry Pennington, Gary Taucer, Bob Cate, Cathy Mallow and Lynette Fishel Dunbar, Also present: Linda Unruh, Office Administrator and 3 homeowners.

Minutes:

The minutes of the Executive meetings on 8/04/13 and 7/10/13, were accepted and approved as emailed and written by all Board members.

Cathy Mallow Appointment:

With the passing of Nelson, the Board has appointed Cathy Mallow. Cathy will serve as Secretary on the Board.

Homeowner Questions and Answers:

Other homeowner associations have been calling and asking questions as to how we run our Association because they have heard about the efficient way we run things.

Conrad Petersen asked about the progress of the fire station opening up and what options we have at this time? There was discussion as to who owns the property and can Riviera Heights force the reopening of the station. So far questions are still unanswered. Whether or not the fire station is there, there has been a whole reclassification of the area. It could cost in excess of \$1.3 million to reopen it. Bob made a motion to ask the fire Dept to attend a special meeting to help with the subject of the firehouse. Second by Gary, all in favor. Larry will contact the Fire Department.

Office Issues:

Account balances –

Operating Checking: \$42,929.59; F/A checking: \$3,428.73; ARC checking: \$5,100.00; Money Market Savings: \$133,866.30; CD #9829: \$99,019.31; CD #1781: \$41,586.60; CD #7016: \$36,350.00 Total reserve fund: \$176,955.91.

Total 2013 – 2014 HOA Dues received - \$170,285.20; there is \$38,694.80 still outstanding. Billed amount \$208,980 = 81% received. Budget amount - \$188,000. = 91% received

Mailings – Disclosures will be mailed out within the next 2 weeks and late notices will be mailed by the end of the month for any outstanding dues for this year.

Maintenance:

Larry has been very busy with the association and maintenance. It has become more than he would like to handle. Rick Malm has been hired by the association to job share with Larry. Rick has a lot of energy and Larry has been working with him. Larry is on the Board and also has disclosed that he is on the Board and an employee for the association. Larry will work on the Fire Safety Process, sit in at the office as needed, help out as pool monitor, etc. (Facilities Maintenance Manager.) Questions were asked by Shirlee Taucer, a member of the Association, as to how two maintenance jobs work out as to hourly work and wages. It is a job share with no virtual added hours. Shirlee feels it is a conflict of interest to have Larry do some of the maintenance. The Attorney for Riviera Heights HOA says it is okay and perfectly legal.

Pool Update:

Pool cover and reel – The cover and reel are installed. It is easy enough for only one person to handle. Robin Unruh set it up and everything is working fine. We will monitor the gas. There has been a great reduction in propane use since the new cover has been installed. Pool Hours – Since it is getting darker, we will be closing the pool at 7:00 pm. The pool will remain open through mid September or as weather permits.

ARC Update:

David Furia's house has been under construction for several years. The homeowner has been cleaning up around the grounds. We are making progress here.

A house on Westwood, which has applied for a height variance to become a 3 story - It is a unanimous agreement that the neighbors do not want this to happen. The owner can increase the pitch of the roof to help with the leaking of the roof. Bob will keep an eye on this matter.

House painting, fences, addition to homes - Bob has completed the retaining wall after about a year.

Fire Abatement:

We had 31 violations. We are getting responses to the notices.

Marina Update:

Pier and dock - Gary has received an estimate to replace the dock. The estimate was for the amount of \$50,000. – \$60,000. The estimate was for a near total replacement of the old dock. Gary is working on getting a second estimate. We will get several estimates. It is unsafe as standing. The pilings are old and need replaced along with most of the dock structure. The work will be done by reputable licensed contractors and with permits.

Clubhouse:

The next project is to replant the hill to stop erosion with water efficient plants. We are looking in to ivy or something of the sort. It will be designed for very low maintenance.

Upcoming Events:

The End of Summer BBQ will be held on Saturday, 9/21/13 at the Clubhouse. We need someone to coordinate this event. The event is paid for by the association and hosted by the Board. Bob makes a motion to drop the event for this year. Larry seconds the motion, but there is further discussion as to how to get this done. Linda will look in to having Edgar fix the meat (carnitas and rice) Shirlee will do the potato salad and beans. The menu will be the same as last year. If anyone is willing to help, please be at the office at 11:00.

Lake County Sewing Club “SewKelseyville” in Riviera Heights would like to use the facility for sewing and teaching. This would be an asset for Riviera Heights members. The Board thinks it would be a good idea to let them use the clubhouse. This would be free to members and residents.

Adjournment:

The meeting was adjourned at 6:50 pm

Next Monthly Board of Director’s Meeting: Wednesday, October 2, 2013 at 5:30 pm.

Minutes respectfully submitted,

Cathy Mallow, Secretary

Approved

Larry Pennington, President