

Minutes From:
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING
FRIDAY, JUNE 6th, 2025

1. MEETING CALL TO ORDER - 11:05am

2. ROLL CALL

Kathy Andre-Present

Susan McGurgan-Present

Vicky Lauritzen -Present

Chris Welch –Present

Antony Bissacio-Absent

3. APPROVAL OF MINUTES – APRIL and MAY 2025

Chris made motion to approve March, April & May 2025 minutes. Vicky seconded. Unanimously approved

4. TREASURER'S REPORT:

- Account Balances/Recap-Treasurer, Vicky Lauritzen, read the April 2025 reports

5. CLUBHOUSE/OFFICE:

- Reserve Study Update-Reserve contribution for 2024-2025 \$35,000 was previously approved by BOD as part of the 2025-2026 Fiscal Budget.
- Annual Spring Disclosures – including 2025/2026 budget were mailed/Emailed to owners. Please update addresses if needed. Email consent forms have helped with the cost of postage.
- Interest charged to owners on outstanding dues at 1% per month/ 12% per annum.
- Statement of accounts/annual dues were mailed and or emailed to RHHA owners in June 2025.
- ANNUAL Board Meeting will be held the last Saturday of June on the 28th @ 10am
- Parking lot asphalt is scheduled to start mid to late June. This is one of the biggest projects of the year and is being done by S&K Seal & Stripe.
- New Club House ceiling fans were installed
- Kathy & Tara met with Bitsculptor to talk about an update for the RHHA website. This will be a project that they will be working on within the next couple of months.
- Fire Abatement on Clubhouse & Marina common areas has been completed by Rico's Tree Service, including a large branch that fell and blocked the road at the Marina.

PRESIDENTS REPORT:

A. RHHA FIREWISE - UPDATE:

- RHHA Annual Property Fire Risk Inspections-As of June 2, 2025, there has been 243 properties cleared.

- Our new fire representative is in the process of doing Fire Risk RE-INSPECTIONS. He is also meeting with owners to educate them and explain their reports.
- Deadline for clearing properties for Fire Abatement Compliance was June 1, 2025, unless you contacted the office for an extension.
- Hearing letters have been sent to owners who remain in non-compliance and fines will start going out after due process. Our goal is to get owners to bring their properties into compliance, not to fine them.
- 2025 SPRING CHIPPER DAYS was scheduled for May 27-May 30, but went longer than anticipated due to the number of owners who participated this year. Timberline Land Management picked up 182 piles, which was 40 piles more than last year.
- BLM burned about 100 piles of the 400 that are in the Black Forest. They plan to return next year and complete the rest.
- Kathy emailed the county requesting a meeting to discuss the Benefit Zone and find out what their plan is for getting the properties cleared that were submitted.

B. KONOCTI FIRE SAFE COUNCIL

- Getting Ready for Wildfire brochure was mailed in May 2025 to all residential postal addresses in area, including Riviera Heights. This was funded by a grant.
- PG&E awarded KFSC a \$89,000 grant. The grant is to clear vegetation around power poles. RHHA submitted a section of property behind Marina View Drive on Soda Bay Road for mitigation.

C. CODE ENFORCEMENT/ARC – There have been multiple short-term rentals posted on Airbnb, which is against the RHHA CC&Rs. This is a \$1,500 fine per incident if renting for less than 30 days. If renting for over 30 days, you will need to fill out a tenant information form and submit it to the office.

D. MARINA – UPDATE

- Signage for the Marina was approved and needs to be ordered.
- Marina fire mitigation was completed by Rico's Tree Service.
- Please report any suspicious activity to the office.

E. POOL - UPDATE

- Pool opened Saturday May 24th even with some equipment challenges.
- Pool will be closed on Mondays only for the month of June. Starting July 1, the pool will be open 7 days a week from 10am-8pm.
- Pump Motor was replaced.

F. SOCIAL COMMITTEE:

- Pool opening BBQ was postponed because of equipment failures. Social committee will be meeting to discuss if they will reschedule or plan something else.
- Events for summer include water aerobics and ice cream sundae Sundays

6. OPEN FORUM -none

7. ADJOURNMENT OF MEETING @ 11:40am