

Minutes From:
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING

THURSDAY, MARCH 6th, 2025

- **MEETING CALL TO ORDER**

Meeting called to order at 2:02pm

- **ROLL CALL**

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President – present on ZOOM

Antony Bisaccio, 2nd Vice President – absent

Vicky Lauritzen, Treasurer - present

Chris Welch, Secretary – present

Others Present

Tara Davis, Office Manager

- **APPROVAL OF MINUTES – February 6, 2025, Board Meeting**

Discussion initiated by Chris Welch (the Secretary) regarding why the minutes he prepared were changed and were not the version presented at the meeting. Board members requested a copy of a version of the Minutes that were originally prepared. Those minutes were emailed out to each Board Member to review on March 7th.

Vicky Lauritzen a motion to defer the approval of these Minutes till the Executive Session

Seconded by Chris Welch.

Unanimously approved.

- **TREASURER’S REPORT:**

Account Balances/Recap report for January of 2025 were reported by Vicky Lauritzen, Treasurer.

These reports were available as handouts to Board Members and RHHA residents in attendance.

- **CLUBHOUSE/OFFICE:**

- **Elections-Notice of Candidacy mailed/emailed to all homeowners 2/27/25**

Notices mailed and emailed.

- **Statements mailed out to all owners who have outstanding RHHA account bals-2/28/25**

Have been mailed out.

- **RHHA Organization Calendar Timeline**

Continue to work on, in draft form right now. Mostly an internal doc to help with continuity and on track.

Int. _____

- **50% of Annual Reserve Contribution (\$35,348)-Board to discuss and vote**
Vicky Lauritzen makes a motion to transfer \$35,348 from the Operating account to the Reserve account
Seconded by Chris Welch.
Unanimously approved.
- **Corporate Transparency Act Update**
This new law has been frozen for now.
- **RHHA Clubhouse Parking Lot – Asphalt/Overlay-Tentatively scheduled for mid-May-June**
Will be doing late this spring or possibly as late as July by S&K Paving
- **Club House Ceiling Fans**
Deferred to the next meeting.
- **Board Meetings: Discussion/Vote to change meeting day & time**
New Board Meetings will be the 1st Friday of the month at 11:00am
Chris Welch made a motion to move the monthly Board Meeting to the 1st Friday of the month at 11am, putting the next meeting on April 4th at 11am
Seconded by Susan McGurgan
Unanimously approved.
- **Collections Representative- UPDATE**
Announcement that Bruce Kupferman our RHHA collections representative for many years has passed away.

PRESIDENTS REPORT:

- **RHHA FIREWISE - UPDATE:**

- **Fire Representative Position posted on Indeed-Interviews underway**
Tara Davis Office Manager reported that RHHA is currently Interviewing individuals right now for this position. Also meeting with companies to perform the inspections.
- **RHHA meeting with CalFire to discuss fire inspections-3/3/25**
Local HOAs met with CalFire representatives regarding CalFire doing their own round of inspecting and how the HOAs can work together with CalFire to get the best results.
- **RHHA Annual Property Fire Risk Inspections starting in April**
This month RHHA will be doing a mailing and emailing regarding the inspections and chipper days.
- **Deadline for clearing properties for Fire Abatement Compliance – June 1, 2025**
The same deadline as last year.
- **RHHA Fire Mitigation Policy - Board to discuss and vote**
Adding a Fire Abatement section on the RHHA web site with links to CalFire, Hazard Mitigation policies and things like that. This was approved last month; no changes were made.
- **Annual FA Inspection form - Board to discuss and vote**
This was approved last month; no changes were made.

Int. _____

- **2025 SPRING CHIPPER DAYS-Set for May 27-May 30**
All piles stacked by May 27, which was intentionally pushed back to the Fire Abatement Compliance deadline to help homeowner meet the deadline.
- **Federal Grant funding freezes are impacting RHHA Chipper Days and the Black Forest Mitigation Prescribed Burn Project**
With the new Federal Grant fund freezes current grants RHHA hoped to receive have been frozen and are not expected this year.
- **KONOCITI FIRE SAFE COUNCIL –**
 - **KFSC Annual Firewise Summit Wed, March 12, 2025 @ 10am**
RHHA will be participating in the Summit which will be hosted at the RHHA Club House.
- **CODE ENFORCEMENT – UPDATE**
One serious code enforcement which has been resolved.
- **ARC – UPDATE**
Reminder to all RHHA homeowners to get an ARC application for any work done on the exterior of their home or property.
- **MARINA – UPDATE**
 - **Marina- Reseal of Trench Bid-Board to discuss and vote**
A proposal for S&K Paving to address the Marina parking lot repair.
Chris Welch made a motion to move this subject and vote off to the Executive Session.
Deferred to the Executive Session – no vote was taken.
 - **Draft of Marina Rules & Regulations for discussion**
Review the Draft handed out regarding update the rules for the Marina and the Pool. If anybody as any suggestions, please forward those ideas to the RHHA office.
- **SOCIAL COMMITTEE:**
 - **Valentine's Food Drive- February 4-February 28-Success**
Thank you to all the residents who supported the Food Drive.
- **OPEN FORUM**
Question asked if letter was sent to our water department Lake County Special District 20 regarding the RHHA fire hydrants being reinspected this spring or early summer. Homeowner was assured that RHHA will send a letter out by the end of March to Lake County Special District 20 regarding this subject.

Int. _____

- **ADJOURNMENT OF MEETING** at 3:25pm

Executive Session will immediately follow this Board Meeting

***Next RHHA Board Meeting will be at the new approved day and time of the first Friday of the month,
which next month will be April 4th at 11am ***

These Minutes were approved by the Board of Directors.

Christopher T. Welch, Secretary

Date