

## Riviera Heights Homeowners' Association – Board Meeting September 2, 2009

Board members present: Nelson Powley, Bonnie Piccolo, Gary Taucer, Dave Lewis and Karin Armstrong.

Also present: Linda Unruh, Office Administrator, Fire Chief Mike Stone and 3 homeowners.

The meeting was called to order by President Nelson Powley at 5:32 P.M. Minutes from the previous meeting were accepted as written: Bonnie moved, Dave Seconded, approval was unanimous.

### Homeowners Comments and Questions:

Shirley Taucer noted that truckloads of dirt are being hauled in next to the walnut orchard (at the brown house): referred to Dave (ARC) and Soper (property owner).

Our new Kelseyville Fire Chief Mike Stone introduced himself. He has 32 years of service in various fire departments, most recently in Marin. He is attending meetings of all homeowners associations and will be our point person. Gary asked if he can help us with our fire abatement plan. Chief Stone said that KVFD protects homes and Cal Fire protects properties but can write citations. Chief Stone has a full-time grant writer who possibly could help us with problem lots. Homeowner Bob Guelld suggested individuals could sue neighbors over dangerous lots. Chief Stone will get the name of the person or persons responsible for checking hydrants. If there is an Evacuation Order it would be handled by the Sheriff's Department. Nelson suggested a phone tree, but that would require a costly automated system. Budget problems have affected the KVFD too. The unmanned fire house at the bottom of Riviera Heights Drive is for sale. The fire boat has already been sold, to be used for algae control. The Fire Department is also selling pickup trucks and vans and the hazmat van.

Homeowner Bob Guelld claims there is not enough interest in the community and says the Board is responsible for attracting homeowners to meetings and events. He wants us to find out who the homeowners are and what they want. He also wants us to spend \$5,000.00 to \$10,000.00 on baseball caps; this was determined to be far too costly. Bonnie will be the point person to come up with a questionnaire to determine our demographics. Shirley Taucer said we're all apathetic and thinks there will be a paid Board of Directors.

### Account Balances:

Operating Account: \$107,394.64; ARC Account: \$5,844.48; Umpqua Reserve CD: \$40,000.00 @ 2.5% APY; Umpqua Savings Account: \$20,205.16; Special Assessments: \$135.00 (which will be transferred to the Operating Account).

Linda and Bonnie will look at moving some money from Operating to Savings. Late charges will be posted to accounts on 9/3 and mailed with invoices on 9/10. Nelson suggested we post the names of delinquent property owners; Dave thinks we should first ask Barry Parkinson about this.

The VIP's should check with the office before signing events on the office calendar.

We will keep the pool open for a while.

We have received just one entry for the logo contest. Entries will be due by 9/8.

Linda is getting envelopes printed with our return address.

A homeowner wants to trade work for dues. Karin will decline his offer for the Board.

The parking lot will need paving before long.

There was no treasurer's report.

The meeting was adjourned at 7:20.

Respectfully submitted,  
Karin Armstrong, Secretary

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Nelson R. Powley, President