

Board Meeting Minutes 12-6-17

Meeting was called to order at 7:15 PM. All board members were present with the exception of Linda Itami and Steve Ross/. Agenda and minutes were approved and minutes from 11-1-17 were read and approved.

TREASURERS REPORT: The report from the current bookkeeping service was reviewed. Linda has volunteered to take over the bookkeeping duties and Tom Dempsey has agreed to be the treasurer. Some of the auditor's findings are still being reviewed. A final vote will be taken at the January meeting.

CAPITAL RESERVE: The bid from Pike Sign & Graphics to install a new "Rivercliff Estates sign at 148 and Rose Pkway is \$1,675.00. Several designs and fonts were reviewed. The existing concrete mounting for the old sign will have to be removed. Joy will ask the handyman David Bjorklund for an estimate for the removal. The water shut-off project is under way. Eight units have been repaired and five more will be fixed on 11-19. Units to be repaired on 149 & Siskiyou Ct Spring 2018 due to the installation in asphalt. David Wahlstrom will extend the Capital Reserve plan out 40 years. Front railing replacement project was discussed. There is a plan to get several bids. There was a discussion to cover the clubhouse ceiling with dry wall and paint rather than replacing it. Replacement of the metal awing on the club house south side will be delayed until the siding and the new design of the building happens.

EXTERIOR FACILITIES/MAINTENANCE: Gutter cleaning has been completed. The new company did an excellent job. Water shutoff repair on Rosepark Way is completed.

ARCHITECTURAL: There have been two new requests for satellite dish installations.

HOSPITALITY/CLUB HOUSE: The club house electrical problems are being fixed. There has been a temporary fix to keep the panel from rusting anymore and fix a conduit. The bill is \$2,800.00. The light timers and the furnace is only working on one side of the clubhouse. The repair bill will be \$2,500.00. The new ping pong table has been delivered and needs to be set up.

PESTS: Canceling the pest control service and doing the job ourselves was discussed.

POOL: The pool is closed for the season

RENTAL COORDINATOR: There are nine units rented.

GROUNDS: The tree that came down has been removed and the bill was \$1,450.00.

OLD BUSINESS: We will vote in January to hire Linda as bookkeeper and appoint Tom Dempsey as Treasurer.

NEW BUSINESS: There is a position open on the maintenance committee so exterior facilities and maintenance can be split into two positions.

Public Comments: Seven people have committed to the community garden and have paid the rental fee. There are six beds completed. The committee is in the process of writing and editing the rules for the use of the garden.

Next meeting January 3, 2018

Meeting was adjourned at 8:40 PM

Marcy Marlow, Secretary