

Rivercliff Estates  
HOA Board  
2/13/2018

Minutes

In attendance: Diane Fallon, Tom Dempsey, David Wahlstrom, Joy Beldin, and Susan Kauth.

Diane Fallon opened the meeting at 7:09 p.m. and the agenda was approved with no additions or corrections. Minutes for the Board Meeting of January 3<sup>rd</sup> were read and approved.

Tom Dempsey was nominated to replace Linda Itami as treasurer and was approved by the board. Linda Itami volunteered to become the bookkeeper and was hired by the board.

Tom presented the treasurer's report and clarified that the format is under modification as he and Linda have just taken over the financial management from Becker Bookkeeping. Future reports will be improved, simplified, expanded and customized. He mentioned that after reviewing the financial records that there are some reconciliations to be done requiring board approval.

David Wahlstrom read the minutes from the January Capital Reserve Committee meeting which were approved with one correction. Joy added details regarding the replacement of the sign at 148<sup>th</sup> & Rose Parkway and regarding foundation repair for unit 48A that will be discussed at the next committee meeting.

Joy reported that the conduit from the pool to the breaker box in the clubhouse was to be completed the following week. She also recommended that homeowners be notified via email to use barbeques away from the siding as a recent repair was needed due to melting of siding. She also recommended installing a gate at the Northwest entrance to the grounds as a deterrent to non-residents entering the campus for safety reasons. Finally, Joy requested that the new rental guidelines be added to the website.

Susan Kauth requested board approval of a replacement storm door for a homeowner approved by the Architectural Committee and the board approved. Regarding the Clubhouse she has no new events or reservations. Regarding pests she was contacted by a vendor to bid on eliminating the rat infestation rather than simply controlling it. After discussion with the board she decided to continue with the current company but to do more research. For Hospitality she had no new non-owner occupied units. She reported that one homeowner refuses to share the names and contact info for his residents. She also shared that homeowners who do not occupy their units do not voluntarily provide the names and contact info for the current residents. The board recommended that a letter be sent regarding the requirement to have board approval to rent out their units and the requirement to provide names and contact info.

Diane reported regarding grounds that trimming, pruning and mowing would be going on.

The Dales presented the problem of their neighbors' ongoing failure to leash their dogs and clean up the dog poop contaminating the common grassy area in front of their units. They presented a way to change the landscaping from grass to shrubs and groundcover but the board decided to wait regarding changing the landscaping. Despite numerous letters and fines by the board as well as personal visits from board members no change has been observed. David suggested and the board agreed to send a strong letter to the homeowners violating the regulation that due to their not complying with HOA regulations that if not

resolved in one week a fine of \$50 per violation per day would be assessed. David agreed to draft the letter and have Marcy send the letter registered mail.

Public comments: Juli Jackson asked if the green leaf signs in the clubhouse could be used by the Garden Committee to identify their planter boxes and the board agreed. She also asked if homeowners could install their own locking mailboxes or if a secure mail center could be established in the clubhouse. The board stated that there would be no change in policy at this time, residents are responsible to pick up their mail promptly and are advised to not leave outgoing mail in their mailboxes.

Diane Fallon adjourned the meeting at 9:15 p.m.; next meeting scheduled for Tuesday March 7, 2018 at 7:00 p.m.