

Rivercliff Estates
HOA Board Meeting
10/3/2018

Minutes

In attendance: David Wahlstrom, Susan Kauth, Steve Alley, Steve Ross, Tom Dempsey, and Diane Fallon.

Diane Fallon opened the meeting at 7:05 p.m. The Agenda was approved with no corrections or additions.

Board Minutes: David Wahlstrom read the minutes from the HOA board meeting on 9/5/2018 that were approved with corrections.

Treasurer's Report: Tom Dempsey presented the Treasurer's Report. He clarified that the monthly deposit into the separate Capital Reserve Piping Replacement fund that stopped earlier in the year was reversed and \$8,300 was transferred back to the Operating Budget fund. Although the \$20,000 budgeted to be set aside each year for piping replacement had been part of the dues calculation the monthly deposit into a separate fund was a duplication that shorted the operating budget. The future cost of underground piping repair and replacement will be part of the overall Capital Reserve Plan, and not treated as a separate issue beginning in 2019.

Tom also presented information regarding units who are in arrears in paying dues. This includes some in collections, others on payment plans and some needing to make payments and arrangements for a payment plan to avoid being sent to collections. He emphasized the burden that unpaid dues place on the Homeowners Association as bills cannot be paid immediately when received but must be carefully held waiting for monthly revenue.

Tom pointed out that after nine months of the year we have spent 70% of our budget which is on target. He also shared that he is working with Wells Fargo to divide our balances out into accounts that will be completely covered by FDIC protection.

Capital Reserve: David read the minutes of the Capital Reserve committee and reported that decks were painted and repaired, a foundation was rebuilt, and that a design committee will be formed to evaluate options for the exterior overhaul in 10 years.

Building Maintenance: Steve Alley reported minor repairs that were completed and that he had one request for a locking mailbox.

Architectural: Susan Kauth presented homeowner requests for sliding doors and windows which the board approved. We discussed in detail the request by one homeowner to move the location of her satellite dish to a common area toward the front of the unit rather than the standard under the eave on the back of the building. After consulting our attorney Susan shared that we have the option to maintain the guideline that has been in place in spite of the fact that there are some older previous installations from many years ago. Essentially, when the guideline was put in place no dishes were required to be moved. The board decided to maintain the guideline as it is written and as it has been applied with no exception and no trimming of trees to accommodate a homeowner request regarding a satellite dish.

Susan also shared a request by a homeowner to install a security camera in a common area on the exterior of the unit. We discussed placement options around the garage door or near to the existing exterior light. David suggested that we consider the precedent of allowing such an installation before considering what

would be allowed and where it might go. One suggestion was for the HOA to choose the camera system and install it as is being done for locking mailboxes. Additional research will be done before making a decision.

Hospitality/Clubhouse: We discussed the need to replace Clubhouse window screens and will wait for the capital reserve committee to decide. A Fall Gathering event is planned for October 20th.

Pests: Susan reported that there are moles off Siskiyou Ct and Rose Pkwy Loop that the landscapers will deal with.

Pool: Closed for season, shopping for furniture.

Rentals: No report.

Grounds: Landscapers are doing routine trimming, removing dead plants and installing new trees.

Steve Ross shared that he will continue on the board and that his Wednesday conflict related to his work has been changed so he plans to attend regularly.

The board decided to meet on October 15th at 6:30 p.m. to plan the 2019 budget.

Diane closed the meeting at 9:10 p.m.

Respectfully submitted, David Wahlstrom