

## **Board Meeting Minutes 11-7-18**

Meeting was called to order at 7:10 PM. Board members David Wahlstrom and Susan Kauth were absent. Agenda was approved and minutes from 10-10-18 were read and approved.

**TREASURERS REPORT:** Three residents are in collection and two are on payment plans. The majority of budget items are under budget for the year and others are on target. The review is almost finished.

**CAPITAL RESERVE:** The Capital Reserve report from Reserve Studies was reviewed in detail. The original plan for 2019 was reviewed and projects were finalized for next year. David will enter 2018 actual Capital Reserve expenses into the Capital Reserve workbook, update 2019 plan into the workbook and extend plan to 2048. The formation of a committee to look at the options for sidings and other exterior aspects of exterior overhaul was discussed.

**EXTERIOR FACILITIES/MAINTENANCE:** No pending work orders. Installation of locked mail boxes is continuing, six have been sold and three installed. Steve Alley is researching different vinyl sidings for future replacement of exterior siding. The color of the signposts and lettering for the new Rivercliff sign was discussed.

**ARCHITECTURAL:** There is an application for installation of new windows at 15005 NE Siskiyou Ct. This was approved and windows have been installed. Further research is being done on the installation of security cameras.

**HOSPITALITY/CLUB HOUSE:** **There is one cancellation of reservation for November. There will be a Holiday Party** November 30. There is a barrel in the club house for canned good to be donated to the Sunshine Division and a box for toy donations for the Portland Fire Department.

**PESTS:**

**POOL:** Closed,

**RENTAL COORDINATOR:** No report.

**GROUNDS:** **There has been clean up going on and some planting, \$5,000.00 needed for foundation repairs and landscaping. The expense was approved.**

**OLD BUSINESS:** The new budget was approved. There will be a 2.8% increase in HOA dues for 2019. Notices to the residents will be sent out November 27.

**NEW BUSINESS:** The replacement of gutter leaf guards was discussed and will be brought up at the capital reserve meeting.

**Public Comments:** There is a request for construction of two more beds at the community garden; the cost will be \$300.00. The request was approved.

Meeting was adjourned at 8:45 PM