



## Rivercliff Homeowners Association Meeting Minutes 4-3-19

- Meeting was called to order at 7:15 PM. All Board members were present with the exception of David Walstrom and Marcy Marlow. Agenda and Meeting Minutes from 3-6-19 were approved as amended.

### **TREASURERS REPORT:**

- March Financials were reviewed.
- Unit 20B failed to meet the obligation of his agreement made by Vial-Fotheringham (Collection Processor) to make monthly payments of \$1000.00.
- Tom Dempsey **made a motion** to accept a proposal made by the owner in the amount of \$700 per month. With a 2 month condition that if said owner fails to comply, this will result in no further agreements. **The motion was seconded by Steve. Alley. The proposal was voted on/passed.**
- Unit 76A is now in Collections with Vial-Fotheringham.

### **CAPITAL RESERVE:**

- Reserve Study meeting minutes of 3-19-19 were read by Steve Alley.
- Due to David Walstrom's absence, Reserve study comments were tabled until the next meeting on 4/16/19.
- Bids are being obtained for pressure washing.

### **EXTERIOR FACILITIES/MAINTENANCE**

- Various downspouts have been repaired after gutter cleaning was finished.
- Trash corral by the Clubhouse has been completed, with the exception of painting.
- The deck on Unit 23B has been repaired.
- Broken garage door windows on Unit 39B have been replaced.
- Steve Alley **made a motion** that all chimney flashings be sealed/repared and maintained in 2019 and that this would be a Capital Reserve expense. Tom Dempsey **seconded the motion. The proposal was voted on/passed.**
- Steve Alley submitted the bid of \$1450 to repair 9 visitor parking stops. A **motion was made** by Steve Alley to approve the bid. Steve Ross **seconded the motion. The proposal was voted on/passed.**

### **ARCHITECTURAL:**

- Susan Kauth reported that requests have been made/approved for 2 units for window replacement.
- Requests have been made/approved for security video cameras in 2 units.

### **HOSPITALITY/CLUBHOUSES**

- Rentals in April/May
- Juli Jackson is planning a potluck/treats for the Annual Meeting in June 2019.

### **PESTS:**

- No new complaints
- Quarterly pest control will be performed soon.

### **POOL:**

- Diane Fallon brought a sample of new furniture. The purchase price falls well below the budgeted amount.
- Diane **made a motion** that 24 chairs and 10 loungers be purchased. Steve Ross **seconded the motion. The proposal was voted on/passed.**

**RENTAL COORDINATOR:**

- Unit95B was sold. It was purchased by the renter. We now have a total of 8 non-owner occupied units.

**GROUNDS:**

- Spring maintenance is being completed.
- Diane Fallon will speak to Crystal Greens regarding the “non grass” areas and what could be planted/landscaped in those areas.

**OLD BUSINESS:**

- None

**NEW BUSINESS:**

- Susan Kauth **made a motion** that going forward, meeting minutes would be made in the format with statement of facts and official decisions of the Board using Bullet Points. Steve Ross **seconded the motion. The proposal was voted on/passed.**

**PUBLIC COMMENTS:**

None

Next meeting May 1, 2019

Meeting adjourned at 9:15pm

Linda Itami,  
Homeowner