



RiverCliff Estates Homeowner's Association
January 2020 Board Meeting Minutes January 8, 2020

Diane Fallon called the meeting to order at 7:06 PM. All board members were present. Steve Alley made a motion to approve Agenda and Dec. Meeting minutes. David Wahlstrom 2nded. APPROVED (with corrections).

PUBLIC COMMENTS:

- Owner would like info about the process of increasing dues each year. Our process was explained. Owners are invited to attend the monthly meetings.

TREASURERS REPORT:

- Tom D. went over the Month End financials. Our YE financials for 2019 overall look good.
- Tom stated that funds were available to make the Cap Reserve transfer of \$15,172 in December..

CAPITAL RESERVE: N/A David Wahlstrom read the December 17, 2019 meeting minutes.

EXTERIOR FACILITIES/MAINTENANCE:

- Steve Alley passed out the Analysis from Aquarius Environmental for the Board's review.
- A berm needs to be reduced or eliminated on Siskiyou Ct. (Will notify Board upon completion)
- Steve Alley is acquiring bids for Gutter Cleaning.
- Steve made us aware that Catch Basins may need cleaning in the future.
- Steve Alley made a motion that skylights in Units that fail at the roof access will be the responsibility of the HOA but if the skylight fails, that will be the responsibility of the Homeowner. Glenn Taylor 2nd the motion. APPROVED by the Board.

ARCHITECTURAL: N/A

HOSPITALITY/CLUB HOUSE: N/A

COMMUNITY GARDEN: N/A

POOL: N/A

PESTS: Moles have been spotted again. No action required.

RENTAL COORDINATOR: N/A

GROUNDS:

- A new contract for monthly yard maintenance with Crystal Greens has gone into effect. New monthly amount \$4,150.00

OLD BUSINESS: Issues with barking dogs in one of the Units has been corrected to a satisfactory conclusion.

NEW BUSINESS:

- The subject of Earthquake insurance was discussed. Joy Beldin will call American Family Insurance to verify if we carry Earthquake Insurance.

Meeting was adjourned at 8:45pm
The next meeting will be Wed. February 5, 2020

Respectfully,
Linda Itami, Secretary