



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

Michelle Doering called the meeting to order at 7:03 PM. All board members were present.

Linda Itami read the June 2020 meeting minutes. Steve Alley made a **motion** to approve June Meeting minutes. Michelle D. 2<sup>nd</sup>. **APPROVED with corrections.**

**PUBLIC COMMENTS: NONE**

**TREASURERS REPORT:**

- Tom D. went over the Month End financials.
- We received a letter from our Attorney, Ashley Yorra at Vial-Fotheringham that the Foreclosure of Unit 76 for the time being has been curtailed due to Multnomah County courts being closed. We might eventually have to refile. (TBD) When the case is finally resolved we will see a return to the HOA of approx. \$4,000 in legal fees that we have had to pay.
- The A/R Aging Report was reviewed. The Board was very pleased with the Report.

**CAPITAL AL RESERVE:**

June 16, 2020 meeting was reviewed by David Wahlstrom.

- Steve A. reported that Siskiyou handrails should be finished this week. Then 149<sup>th</sup>, then Rose Parkway. Some welding repair will also be needed.
- Steve reported that the decks are on schedule to be painted. 15001-15031, 15127-15133 on Rose Parkway.
- Gutter replacement on 15139-15141, 15117, 15003 NE Rose Parkway and 3003 NE 149 will be completed 7/13.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Steve said that he is having an issue obtaining a street sign for 148<sup>th</sup> and Siskiyou Ct. Joy stated she is working with the City to have one installed.
- Mailbox at 15013 NE Siskiyou has been relocated to provide better postal access.
- Watermain valves have been worked on at Units(s) 12 and 60.
- Roof repair due to leakage 15021 NE Rose Parkway has been completed.

**ARCHITECTURAL:**

- **COMPLETED:** A/C Unit at 14910 NE Siskiyou Ct.
- **PENDING:** Garage Door replacement at 14912 NE Siskiyou Ct.
- Unit 38B is being sold. There was an email vote by the Board 4 in favor 3 opposing, the hottub's (on the back patio) removal prior to the sale. The Estate of the Unit sent a letter with concerns of the removal. Steve A made a **MOTION** that the letter be sent to our Attorney, Vial-Fotheringham for their opinion as to whether the hot tub should stay or be removed prior to the sale. (It is our current Policy that no hot tubs are allowed) Michelle D 2<sup>nd</sup> **APPROVED.** The issue is tabled while we wait for the Attorney's response.
- Glenn submitted an Architectural Procedures and Process draft for the Board to consider. The Board will make suggestions prior to the next meeting.

**HOSPITALITY/CLUB HOUSE: N/A. RENTAL COORDINATOR: N/A**

**COMMUNITY GARDEN: N/A**

- **POOL: TBD BY ORDER OF GOVERNOR IF POOL WILL REOPEN THIS YEAR.**
- If we are able to move to Phase II there will be an issue to keep the pool area cleaned and disinfected. Linda made a **MOTION** that the Rivercliff pool furniture not be used. RESIDENTS only will bring their own chairs. Glenn T 2<sup>nd</sup> **APPROVED.**

**PESTS:** Joy B. has purchased mole removal products and has set traps.

**GROUNDNS:** Joy will be meeting with Mr. Tree regarding arborvitae pruning and stump grinding.

- Joy is working with CG on getting the sprinklers working.

**OLD BUSINESS:**

- Linda I made a **MOTION** to move our Annual Meeting to Sept 9, 2020. Michelle D 2<sup>nd</sup>. **APPROVED**. Linda will send out notices of DELAYED MEETING.

**NEW BUSINESS:**

- Tom brought up the issue of Late fees for Units that are past due. He will monitor and start charging these fees per our current documentation.

Meeting was adjourned at 9:20 pm

The next meeting will be Wed. August 5, 2020

Respectfully,

Linda Itami, Secretary