



RiverCliff Estates Homeowner's Association
Sept 2020 ANNUAL Board Meeting Minutes Sept 7, 2020

Michelle Doering called the meeting to order at 7:05 PM. All board members were present. There were many Homeowners present as well as several joining via a Zoom meeting. Michelle did tell all of us that the Clubhouse is available to be used.

David Wahlstrom did a Roll Call to determine we had a Quorum in order to conduct the Annual Meeting. With a percentage of 50.2 percent, a Quorum was determined and the meeting was able to proceed.

Linda Itami read the Aug 2020 meeting minutes. Steve Alley made a **motion** to approve Aug. Meeting minutes. Michelle Doering 2nded. **APPROVED**.

TREASURERS REPORT:

- Tom D. went over the Month End financials. He stated that some of our categories are over budget. Specifically the Landscape budget. Projects are on an Emergency basis for the time being.
 - An Annual Review is completed by Schwindt & Co. They sent a document: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS REVENUE RULING 70-604. RESOLVED THAT ANY ACESSE OF MEMBERSHIP INCOME OVER MEMBERSHIP EXPENSES FOR THE YEARS ENDING DEC 31, 2019,2020 AND 2021 SHALL BE APPLIED AGAINST SUBSEQUENT TAX YEAR MEMBER ASSESSMENTS AS ROVIDED BY IRS REVENUE RULING 70-604. Steve Alley made a MOTION was made to accept this Resolution. Michelle Doering 2nd. **APPROVED**.

CAPITAL RESERVE:

David Wahlstrom gave an overview regarding our Capital Reserve Study, funding and projects.

Steve Alley gave some examples of what has been completed this year with our Capital Reserve funds:

EXTERIOR FACILITIES/MAINTENANCE:

- Joy has ordered new street signs for Siskiyou Ct.

ARCHITECTURAL:

- COMPLETED: Garage Door replacement at 14912 NE Siskiyou Ct.
- Glenn Taylor present the FINAL DRAFT of the Architectural Guidelines. Glenn made a **MOTION** that the Draft presented by approved. Steve A. 2nd **APPROVED**

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.**
- Unlikely that pool will reopen this season.

PESTS: More discussion of the abundance of moles on the Property.

GROUNDS:

- There was discussion regarding long term pruning. It was decided that this will be discussed further at the next Capital Reserve Meeting.
- Dead branches hanging over behind Units 33 and 34 have been trimmed.
- Arborvitae and other pruning have taken place.
- Sprinkler heads have all been repaired. (this is ongoing however)

OLD BUSINESS:

- There was a discussion regarding the By-Laws and the number of Board members required.
- The Annual Meeting will be outside the Clubhouse or via Zoom (depending on how Owners want to participate. Letters, Proxies and Ballots will be mailed by August 31.

NEW BUSINESS:

- It was agreed upon that the Board will convene in October (date TBD) to start planning the 2021 budget.
- Tom will check with Ashley @ Vial Fotheringham regarding the Annual Meeting regarding COVID regulations.

Meeting was adjourned at 9:02 pm
The next meeting will be Wed. Sept 9, 2020

Respectfully,
Linda Itami, Secretary