



RiverCliff Estates Homeowner's Association
December 2020 Board Meeting Minutes December 4, 2020

Michelle Doering called the Zoom meeting to order at 7:02 PM. All board members were present. Steve Alley made a **motion** to approve Agenda and Nov. Meeting minutes. Joy Beldin 2nded. **APPROVED.**

PUBLIC COMMENTS:

- 6 Homeowners in attendance via Zoom.
- One of the Homeowners made a comment about the water inside the Unit having some discoloration. Steve A made a comment that he had been called by other Homeowners stating the same thing. This issue seems to be cleared up at the time of the meeting.

TREASURERS REPORT:

- Tom Dempsey went over the Month End financials.
- The Check Detail report was reviewed by David Wahlstrom. It is in order.

CAPITAL RESERVE:

- David Wahlstrom had no Nov 2020 meeting minutes. He did go over several projects that were completed in 2020 and others that will be completed in 2021, per our Capital Reserve Study.

EXTERIOR FACILITIES/MAINTENANCE:

- There are ongoing draining issues in Unit 56. The Homeowner paid for the repairs but it has been determined that a water line to the street must be replaced. A **MOTION** was made by David Wahlstrom that this be charged to the Capital Reserve and the Homeowner be reimbursed. Joy Beldin 2nd. **APPROVED.**
- 2 Units handrails have been repaired.

ARCHITECTURAL: N/A

HOSPITALITY/CLUB HOUSE: Joy has put up the Christmas Tree and added additional lights. We are not renting the Clubhouse but Homeowners may use it, but are **required** to sanitize after use.

COMMUNITY GARDEN: N/A

POOL: N/A CLOSED

PESTS: Ants have been reported again. There is a tank with a sprayer in the CH for Homeowners use. Several suggestions were made as a remedy to get rid of them. Joy will pass on this information.

RENTAL COORDINATOR: N/A

GROUNDS: Joy Beldin has made a suggestion that a railing be added behind Units 9 and 10 for going up the stairs. She has one bid of \$800 and will obtain another before approval by the Board.

OLD BUSINESS:

- A debit card (funds withdrawn from the Checking acct) has been issued and Linda brought up the fact that if it is used for purchases that we need to insure there are funds in the account. Small items won't require this but a Vendor may run the card and funds could be withdrawn. We just need to insure funds are in the account prior to use. Steve Alley said that the card will not be used for large Vendor purchases.
- **There will be NO INCREASE IN DUES FOR 2021.** Homeowners were notified.

NEW BUSINESS:

Tom Dempsey made a suggestion a Manager of Safety and Security be named. This would require someone to volunteer for that position. He also suggested allocating funds for a Camera in 2021. Michelle will send out an email reminding Homeowners to be aware and to watch and report any Security concerns on our property.

Meeting was adjourned at 8:30pm The next meeting will be Wed. Jan 6, 2021 Respectfully, Linda Itami, Secretary .