



RiverCliff Estates Homeowner's Association  
January 2021 Board Meeting Minutes Jan 6, 2021

Glenn Taylor called the Zoom meeting to order at 7:03 pm. In attendance: Glenn Taylor, David Wahlstrom, Joy Beldin, Tom Dempsey, Linda Itami. Absent: Michelle Doering and Steve Alley. Minutes accepted under Consent Agenda.

**PUBLIC COMMENTS:**

- Homeowner, Brett Clemons brought up the issue of stray cats. David Wahlstrom stated that the cat Brett was referring to belonged to him. Further discussion will be brought up again regarding Leash laws.
- Water is still showing discoloration at several units.
- Dust/Dawn lights on garages are provided by the HOA. Vikki Marlow requested that an email be sent to Homeowners that would like a Dust/Dawn bulb and she will install them.

**TREASURERS REPORT:**

- Tom D. went over the Month End financials. We had over \$3,000 in the checking account at year end.
- Some December dues have not been paid. He will be sending letters, as he does each month.
- It was requested that more details be added to the Check Detail Report. Linda will try to accommodate that.

**CAPITAL RESERVE:**

- David W. read the Cap Reserve meeting minutes of 12/15/2020.
- Storm drains have been cleaned.
- Gate at NW corner of HOA has been completed.
- Discussion of Security cameras were discussed. If approved it will be decided by the Capital Reserve Committee.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Glenn Taylor in (Steve Alley's absence) stated that there are numerous leaks on the gutters. A **MOTION** was made that the gutters be cleaned at a cost of \$4,000 to be completed by Carlos Vences. Tom Dempsey 2<sup>nd</sup> and the Motion was **APPROVED**.
- Glenn Taylor made a **MOTION** that "after construction awnings" that needed cleaning or repaired should be at the Homeowner's expense. Linda I. 2<sup>nd</sup> **APPROVED**

**ARCHITECTURAL:**

- N/A

**HOSPITALITY/CLUB HOUSE:**

- Katy Wahlstrom will be recertifying the fire extinguisher in the ClubHouse.

**COMMUNITY GARDEN:**

- N/A

**POOL:**

- N/A.

**PESTS:**

- Joy Beldin said that a "courtesy" smoking will be performed by Guaranteed Pest Control for the moles. She would also like to buy perimeter spray for moles behind Bldg P.
- January 20, Summit Pest Control will add 4 more rat bait stations behind homes on 149<sup>th</sup> Ave.

**RENTAL COORDINATOR: N/A**

**GROUND:**

- Moss spray will be added on pathways, sidewalks and visitor parking areas.

**OLD BUSINESS:**

- Deferring discussion of Safety and Security until February's meeting.
- The question was raised as to what the additional \$200 for Carlos Vences and the railing was for? Deferred until Steve Alley can answer that question.

**NEW BUSINESS:**

- Lenders for sales and refi's have been asking about the By-Law that was passed in 2017 (on our Website) regarding Rentals. This does not appear to have been recorded with Multnomah County. Steve Ross (past owner and VP) was taking care of that. Linda I. said she would get in touch with Steve and follow up.

Meeting was adjourned at 8:40pm

Next meeting will be held via Zoom on February 3, 2021

Linda Itami, Secretary