



RiverCliff Estates Homeowner's Association
Feb 2021 Board Meeting Minutes Feb 3, 2021

Michelle Doering called the Zoom meeting to order at 7:03 pm. In attendance: All Board Members. Glenn Taylor, David Wahlstrom, Joy Beldin, Tom Dempsey, Linda Itami and Steve Alley. Linda Itami ready the Meeting Minutes from Jan 2021. These were accepted under Consent Agenda. 3 Homeowners were in attendance.

PUBLIC COMMENTS:

- N/A

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- Tom was pleased to report that our Capital Reserve budget is approximately \$745,000.
- A **Motion** was made by Linda Itami that additional garbage charged to the HOA would be passed to the Homeowner. Steve A 2nd. **APPROVED**
- Tom reported that there are 3 Units that have received 30 day notices, prior to Collection.

CAPITAL RESERVE:

- David Wahlstrom read the Cap Reserve meeting minutes of Jan. 19, 2021.
- David made a **MOTION** that Foundation Repair be completed at 15038 Siskiyou at a cost of \$5500. Glenn T 2nd. **APPROVED**. Another **MOTION** was made by David W. that excavation and 10 ft of block wall be installed to adjust the grade at 15141 RoseParkway at a cost of \$750. Glenn T 2nd. **APPROVED**
- Steve A. reported that there was an emergency water main replaced at 14917 Siskiyou.
- David reminded us that the Capital Reserve budget includes funds dedicated for underground piping when these repairs are needed.

EXTERIOR FACILITIES/MAINTENANCE:

- Steve Alley reported the bids for the Bollard light at the south end of Siskiyou Ct. It was decided that this light will be tabled for now as other options for lighting are explored.
- There is a water main valve leaking at 14915 Siskiyou Ct. It will be inspected and repaired within a week.

ARCHITECTURAL:

- Glenn Taylor reported that there has been a request for a garage door replacement. This was APPROVED.

HOSPITALITY/CLUB HOUSE:

- N/A

COMMUNITY GARDEN:

- N/A

POOL:

- N/A

PESTS:

- Joy Beldin stated that 1 more mole has been caught and 1 more visit is scheduled by Guaranteed Pest Control.

RENTAL COORDINATOR:

- Katy Wahlstrom is in the process of sending the Annual letter to the owners of non-owner occupied units for updates of their Renters.

GROUND:

- Joy Beldin reported that moss spraying by Crystal Greens has been completed.

OLD BUSINESS:

- Due to increased questionable activity in our community and on our grounds there was discussion relating to our Safety and Security Coordinator and Committee. Actions, suggestions and responsibilities were discussed. Brett Clemons will explore our options and be ready to address these at our next meeting.

NEW BUSINESS:

- N/A

Meeting was adjourned at 8:34pm at which time an Executive Board meeting was held.
Next meeting will be held via Zoom on March 3, 2021

Respectfully,
Linda Itami, Secretary