



RiverCliff Estates Homeowner's Association  
April 2021 Board Meeting Minutes April 7, 2021

Michelle Doering called the Zoom meeting to order at 7:06 pm. In attendance: All Board Members. Glenn Taylor, David Wahlstrom, Joy Beldin, Tom Dempsey, Linda Itami and Steve Alley. Linda Itami read the Meeting Minutes from March 2021. Michelle made a MOTION to approve. David 2<sup>nd</sup> APPROVED. 3 Homeowners were in attendance.

**PUBLIC COMMENTS:**

- Homeowners again commented on the behavior by the owner of 76. They have been told to call 911 (emergency) or 503 283 3333 (non emergency) to report incidents.
- The question was asked if Homeowners can plant and take care of their front areas? Yes, normally every Unit takes care of the space up their stairs but a **REMINDER** to be aware of sprinkler heads/pipes in those areas.

**TREASURERS REPORT:**

- Tom D. went over the Month End financials.
- The P&L vs Actual is on track for the 1<sup>st</sup> Quarter of the year.
- The Board congratulated Tom and Linda for their work on our A/R Aging and how few Units are actually behind on their dues.

**CAPITAL RESERVE:**

- David Wahlstrom read the Cap Reserve meeting minutes of March 16, 2021.
- David made a **MOTION** to accept Snug's bid of approx. \$20,255 for Vinyl Siding washing. Michelle 2<sup>nd</sup>. **APPROVED**
- The Arbivite that was damaged by falling trees from the Wilkes Refuge has been replaced.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Building washing will be starting next week. This should be completed in 1 week.
- A new version of Locking mail boxes will be replacing the current (defective) model. There will be n/c to Homeowners.
- 4 gutters need replacing after the building washing is completed and funds are available.

**ARCHITECTURAL:**

- Glenn Taylor stated that he is working with Unit #39 to get new garage doors.

**HOSPITALITY/CLUB HOUSE:**

- Michelle stated that she will take down the signs that limited access to the CH. The CH is available for rental. In an upcoming Newsletter, Homeowners will receive a reminder about using/cleaning the CH.

**COMMUNITY GARDEN:**

- N/A

**POOL:** It was agreed by the Board that the pool will open on Memorial Day.

**PESTS:** Joy Beldin noted that there are moles behind Bldg Q.

**RENTAL COORDINATOR:** N/A

**GROUNDS:**

- Joy Beldin reported tree pruning will start tomorrow for building clearance and storm damage.

**OLD BUSINESS:**

- N/A

**NEW BUSINESS:**

- There was discussion about our Annual Meeting on Wednesday June 2<sup>nd</sup>. It was decided that we will be meeting at the CH.
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Meeting was adjourned at 8:32pm.

Next meeting will be held on May 5, 2021

Respectfully,

Linda Itami, Secretary