



RiverCliff Estates Homeowner's Association  
May 2021 Board Meeting Minutes May 5, 2021

Michelle Doering called the meeting to order at 7:03pm. 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 April 2021. Michelle made a MOTION to approve with corrections. Steve A. 2<sup>nd</sup> APPROVED. 3 Homeowners were in attendance.

**PUBLIC COMMENTS:**

- Matt Gray our representative from Crystal Greens Landscapers came to discuss the upcoming projects for the Spring and Summer. He suggested a Lyme and/or Aeration this year. Matt explained the benefits. This will be considered.
- Harmonie Dashiell from Unit 85 works for the City of Portland, Water Bureau. She told us about a program called: Portland Clean Energy Community Benefis fund. You can read more about it on the website: About PCEF | Portland.gov ( <https://www.portland.gov/bps/cleanenergy/about> )

**TREASURERS REPORT:**

- Tom D. went over the Month End financials.
- He was pleased to report that we have over \$775,000 in our Capital Reserve accounts.
- It was suggested that a Calendar be made by the Architectural and Landscape Directors in order to assure that projects that need to be completed each year will be prioritized to insure that funds are available.

**CAPITAL RESERVE:**

- David Wahlstrom read the Cap Reserve meeting minutes of April 20, 2021.
- David made a **MOTION** to replace our swimming pool pump and heater in the amt of \$4100. Michelle 2<sup>nd</sup>. **APPROVED**
- Another **MOTION** was made by David that gutters be replaced at 6 Units for \$2225. Linda 2<sup>nd</sup>. **APPROVED**
- Steve A made a 3<sup>rd</sup> **MOTION** that Patios (due to cracking end to end) be placed at Units 102 and 103. \$4500. Michelle 2<sup>nd</sup>. **APPROVED**

**EXTERIOR FACILITIES/MAINTENANCE:**

- Due to a failure of the existing (new mailboxes). All of these will be replaced (with no cost to the Homeowners that purchased them. Going forward, a new mailbox has been found of better quality but will result in an increase of \$30. Going forward all **NEW** requests for mailboxes will be charged \$165.
- Sewer backups at several Units have occurred over the past 3 years. Steve A has suggested that INT-R Tek be brought in to inspect via video the sewer main. This will be discussed at the next Cap Reserve meeting.

**ARCHITECTURAL:**

- Glenn Taylor provided a list of all APPROVED Architectural requests from May 2020-April 2021.
- There will be a reminder at our Annual Meeting as well as in the May Newsletter that will be sent.

**HOSPITALITY/CLUB HOUSE:**

- There is a Reservation for 6/12/21.

**COMMUNITY GARDEN:**

- N/A

**POOL:**

- Steve will be going to Dal Tile this week to pick up the missing tiles for the swimming pool.
- Michelle told us that per Doreen that there may be a shortage of chorine tablets for the pool.
- The Heater and pool pump have been replaced.
- Michelle will be purchasing two new life rings due to deterioration.
- The pool tiles need to be replaced, grouted and cured before pool opens, May 31<sup>st</sup>.

**PESTS:**

- Joy Beldin noted people have complained about ants. This is the Homeowners responsibility but we do have some chemical and sprayer at the CH if people want to use it.
- A possible mole sighting again!

**RENTAL COORDINATOR: N/A**

**GROUNDS:**

- Joy will be leaving the Board in June so she is working with Heidi Pearce (Unit 108) as her replacement.

**OLD BUSINESS:**

- Planning of the upcoming Annual Meeting on June 2, 2021 at the CH.

**NEW BUSINESS:**

- N/A.

Meeting was adjourned at 9:00pm.  
Next meeting will be held on June 2, 2021

Respectfully,  
Linda Itami, Secretary