



RiverCliff Estates Homeowner's Association
June 2021 ANNUAL Board Meeting Minutes June 2nd, 2021

Michelle Doering called the meeting to order at 7:01 PM. All board members were present. Many Homeowners were present. Michelle introduced the Board and gave some general reminders about our Community.

David Wahlstrom did a Roll Call to determine we had a Quorum in order to conduct the Annual Meeting. Votes and proxies were tallied and with a percentage of 54 percent, a Quorum was determined and the meeting was able to proceed.

Glenn Taylor read the May 21 meeting minutes. Steve Alley made a **motion** to approve the Meeting minutes. Tom Dempsey 2nd. Minutes were **APPROVED** .

TREASURERS REPORT:

- Tom D. went over the Month End financials. Tom went over the 2021 Budget and he explained the Board's procedures and the lengthy time it took in order to be able to keep our Dues the same as they were in 2020.

CAPITAL RESERVE:

- David Wahlstrom gave an overview regarding our Capital Reserve Study, funding and projects for 2021 and into the future. All Homeowners were invited to attend the Monthly Capital Reserve meetings on the 3rd Tuesday of each month in the Clubhouse. The next meeting will be held on July 20th 2021 at 7:00PM

Steve Alley gave some examples of what has been completed this year with our Capital Reserve funds. Our buildings were pressure washed, trees have been replaced, water mains have been repaired or replaced, etc.

EXTERIOR FACILITIES/MAINTENANCE:

- Steve Alley reminded us that he is available by text, calling or emailing him for requests. He also told us that the price of locking mailboxes going forward has increased. The older mailboxes were defective and they have been repaired and then replaced (at no cost to the Homeowner) but the new boxes will be \$165 installed instead of \$135.

ARCHITECTURAL:

- Glenn Taylor went over the Architectural Guidelines and forms (**they can be found on our website**) and reminded Homeowners that requests must be sent on an Architectural request form **PRIOR** to starting the work.

HOSPITALITY/CLUB HOUSE:

- The Clubhouse has been reopened and is available for rental. Please contact Michelle D for availability.
- Please clean up after yourselves when using the clubhouse and make sure that you lock the doors when you leave.

RENTAL COORDINATOR: N/A

- There was a reminder that per a By-Law passed in 2017 that any Unit **MUST** be owner occupied for 3 years prior to requesting that the Unit be available to rent. **The Board MUST be NOTIFIED prior to renting.**

COMMUNITY GARDEN: All beds have been rented for the year.

SWIMMING POOL : The pool will open on Memorial Day weekend. Michelle asked for volunteers to be pool monitors one day a week.

SECURITY:

- There has been an increase in suspicious and/or criminal activity on our Property. We all need to do our part. If there is criminal activity, please call 911 or the Non Emergency police. Board members should only be notified **AFTER** contacting the police. All Units should have their garage door lights on as a measure of safety. The HOA provides dusk to dawn lights and will be installed. Please call Steve Alley if you need a light or a replacement.

GROUNDS:

- Joy Beldin went over Landscaping. We are a very old property with many trees and shrubs that need renovating. Going forward this will be a priority to maintain our grounds.

NEW BUSINESS:

- There were 4 Board positions were being voted on. 3 year terms for David Wahlstrom, Steve Alley and Tom Dempsey and a 1 year term for Heidi Pearce (replacing Joy Beldin). All positions were voted on and passed.
- An Executive meeting will be held within 10 days (TBD) for the assigning of offices and committees.
- Linda I commented that there have been many sales in our Community and she reminded us that PRIOR to selling of a Unit, a Board member should be contacted.

Meeting was adjourned at 9:02 pm
The next meeting will be Wed. July 7, 2021

Respectfully,
Linda Itami, Secretary