



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

Michelle Doering called the meeting to order at 7:05 PM. All board members were present. 3 Homeowners were present.

Linda Itami read the June 2021 Annual Meeting minutes. Michelle Doering made a MOTION to APPROVE the minutes. Steve Alley 2nd. APPROVED

PUBLIC COMMENTS:

- There have been many complaints regarding people following the Pool rules Glenn Taylor will form a Committee to discuss and rewrite the rules that will be consistent 1)at the Pool 2)on the Website 3)Roster.

TREASURERS REPORT:

- Tom D. went over the Month End financials. We are pretty much on track with all our budget items.
- The Litigation that has been going on for 3 years, is in the final stages and there is a tentative Settlement. More to come soon.

CAPITAL RESERVE:

- David Wahlstrom read the Cap Reserve meeting minutes of June 15th 21.
- David made a **motion** to spend \$230 for a picnic table for outside the Clubhouse. Linda I 2nd. **APPROVED**. Steve will pick this up and Tom D will put it together.
- Active Construction will be doing the asphalt repair at a cost of \$15,803 in early August.
- Deck Painting has been delayed due to a paint shortage at Sherwin Williams. It will be approx. Oct before paint is obtained and then it will be weather dependent as to when painting will resume.

EXTERIOR FACILITIES/MAINTENANCE:

- Steve Alley reported another mailbox has been installed.
- Repairs are ongoing **see Clubhouse and Pool.

ARCHITECTURAL:

- Glenn Taylor reported completed requests: Unit 39B has a new garage door. Unit 18C has a new Slider. Unit 8B has new windows but trim is still to be completed. Units 53A and Unit 94B have new AC.

HOSPITALITY/CLUB HOUSE:

- Blythe Daniels (Unit 56) will be our new Welcome Coordinator. This is being developed in the future months.
- Steve will be working on replacing lighting and mini blinds in the CH.

RENTAL COORDINATOR: N/A

PESTS: Steve reported that there have been new moles seen behind Bldg L. He will contact Guaranteed Pest Control.

SWIMMING POOL :

- Steve Alley has purchased pool tiles that need to be replaced.
- There may be an issue with the new pool heater. Michelle D will contact Algrec Pool.

SECURITY:

- Brett Clemons did not attend the Meeting, so there was no update as to Security. Due to the seriousness of the issues we have had, the Board will be re-evaluating our Security procedures and Committee.

GROUNDS:

- Heidi Pearce read a list of completed projects with Crystal Greens. She has scheduled a meeting with Matt Gray (Crystal Greens) on May 16th at Steve Alley's home to go over the Contract and other ongoing needs.
- Linda will provide CG invoices to Heidi for the whole year.

NEW BUSINESS:

The Bi-Annual Garage Sale will be held on July 17-18. Nathan Doering (Unit 54A) will be coordinating this event.

Meeting was adjourned at 8:53 pm . An Executive Meeting ensued.

The next meeting will be Wed. Aug 4, 2021

Respectfully,

Linda Itami, Secretary