



RiverCliff Estates Homeowner's Association  
Aug 4, 2021 Board Meeting Minutes

Michelle Doering called the meeting to order at 7:06 pm. In attendance: Board Members present: Glenn Taylor, Tom Dempsey, Linda Itami, Heidi Pearce and Steve Alley. David Wahlstrom was absent. Linda Itami ready the Meeting Minutes from July 2021. Steve Alley made a MOTION to approve. Michelle D. 2<sup>nd</sup> APPROVED. 3 Homeowners were in attendance.

Linda read the list of Officers that were approved at an Executive Meeting on June 10, 2021: Steve Alley made a MOTION to accept these Officers. Michelle Doering 2<sup>nd</sup> APPROVED

President: Michelle Doering  
Vice President: Glenn Taylor  
Treasurer: Tom Dempsey  
Secretary: Linda Itami  
Capital Reserve Director: David Wahlstrom  
Building Maintenance & Projects Director: Steve Alley  
Landscaping Director: Heidi Pearce

**PUBLIC COMMENTS:**

- 3 Homeowners were in attendance. There were no Public Comments.

**TREASURERS REPORT:**

- Tom D. went over the Month End financials.
- We currently have a balance of over \$750,000 in our Capital Reserve.
- Our garbage service has increased by \$426 per month, equaling \$3.70 per month, per Unit. This is still only \$20 a month per Unit.
- Linda will reach out to Anne Davis regarding our Policy. Our premium has increased \$700 per month.
- Due to moles, we have gone over our Pest Budget.
- We will be in a much better financial position when we receive funds for the Foreclosure of Unit 76.

**CAPITAL RESERVE:**

- David Wahlstrom was absent. The Meeting Minutes of July 20, 21 were read by Michelle Doering.

**EXTERIOR FACILITIES/MAINTENANCE:**

- There is nothing major to report.

**SECURITY**

- Mike Butts (Unit 56) brought a summary of several Security Systems. We reviewed the options and there will be more discussion at the next Capital Reserve Meeting.

**ARCHITECTURAL:**

- Glenn Taylor and Steve Alley met with the owner of Unit #8 to discuss the completion of his window installation.

**HOSPITALITY/CLUB HOUSE:**

- Blythe Daniels (Unit 56) requested funds to make Welcome Baskets for new Homeowners. Tom D made a **MOTION** that Blythe be given \$500 of the Clubhouse Budget to spend at her discretion. Steve A 2<sup>nd</sup> **APPROVED.**

**COMMUNITY GARDEN:**

- N/A

**POOL:**

- Michelle D explained that the pool was inspected by the Health Inspector. She has not received a Final Report but the emergency telephone needs to be replaced.
- Tiles need replacing but it will be completed after Labor Day when the pool is closed.

**PESTS:** Steve gave an update that we continue to have more moles.

**RENTAL COORDINATOR:** Glenn T will be taking over this duty.

**GROUNDS:**

- Heidi P will be meeting with Matt Gray (from Crystal Greens) on Friday. They are still working on the ongoing projects.
- Heidi is also working on getting bids for Tree Trimming.

**OLD BUSINESS:**

- The Roster is being worked on and should be published sometime in Sept.

**NEW BUSINESS:**

- A vote was taken by the Board and Mike Butts will become the new Security Manager.
- A new Pathway was discussed behind Units 39.
- Glenn Taylor has formed a Pool Committee with Harmonee Dashiell and Blythe Daniels to update the Pool Rules and guidelines. They will be sending out a questionnaire to determine Owner's interest in using the pool. More info will come next month.

Meeting was adjourned at 8:45pm.

Next meeting will be held on Sept 8, 2021

Respectfully,

Linda Itami, Secretary