



Rivercliff Estates Homeowner's Association
Sept 8, 2021 Board Meeting Minutes

Michelle Doering called the Zoom meeting to order at 7:06 pm. In attendance: Board Members present: Glenn Taylor, Tom Dempsey, Linda Itami, Heidi Pearce, Steve Alley and David Wahlstrom.. Linda Itami ready the Meeting Minutes from Aug 2021. Steve Alley made a MOTION to approve. Glenn T. 2nd **APPROVED**.

PUBLIC COMMENTS:

- 2 Homeowners were in attendance. Vicki offered her services to prune/deadhead plants.

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- We currently have a cash position of over \$800,000.
- Several categories are over their Budget for the year. Additional expenses have caused the Pool, Bldg. Maintenance the Attorney fees and possibly Pests to go over.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of Aug 17th.
- Steve Alley reported that there is still no paint supply to complete projects.
- Moss removal and treatment is ongoing.
- The hot water heater in the CH in the Ladies restroom has been replaced.
- David made a MOTION to approve Crystal Green's irrigation repair of \$3250. Steve A 2nd **APPROVED**
- Deck repair was completed at 15149 Rose Parkway

EXTERIOR FACILITIES/MAINTENANCE:

- There is nothing major to report.

SECURITY

- Mike Daniels brought a quote from Advanced Lock. He is getting more quotes. More info will be brought to the next Capital Reserve meeting and Mike and Michelle will meet on Sunday for future discussion.

ARCHITECTURAL:

- Glenn Taylor noted that the windows issue at Unit 8A is still ongoing.
- AC completed at Unit 12B
- Glenn brought up the issue of **Radon Testing**. This was brought to his attention because of a Unit that was selling and needed a small device placed on the outside of the unit. It was discussed by the Board and agreed that since Radon is an Internal Environmental issue, the Rivercliff HOA will not be responsible for the cost of testing and/or remediation if necessary. This will be a homeowner's expense.

HOSPITALITY/CLUB HOUSE:

- Blythe Daniels went over the types of items that she will be putting in Welcome Baskets for new owners.
- There are 2 CH rentals scheduled on 9/25 and 9/26/21.

POOL:

- Michelle advised that our pool supplier has not been fulfilling their commitments to Rivercliff. She would like to find a new servicer after they complete all they have been paid for.
- David made MOTION was made to leave the pool open until October 1st. Steve 2nd. **APPROVED**.
- Per the report by the County, a new emergency phone has been placed at the pool.

PESTS: No new mole activity to report.

RENTAL COORDINATOR: Glenn T is working on annual forms by Unit owners to update their Renters.

GROUND:

- Heidi told us that Billie Unit 70C is assisting her with walkarounds and projects.
- Fence line behind Unit 26B has been cleaned up.
- Low hanging branch trimming is being completed at this time.
- Heidi will be meeting with Matt (CG) next week.

OLD BUSINESS:

- The Board discussed the idea of dues reduction for Board members. Steve made a MOTION to research this. Michelle 2nd. **APPROVED.**

NEW BUSINESS:

- The Roster Packet was brought before the Board. Linda made a MOTION to accept the Roster and General Rules. Steve 2nd. **APPROVED.**
- Unit 76 has been sold in FORECLOSURE. It was purchased at an Auction on Sept 4th. New information will be provided in the future by V-F and the Purchaser.

Meeting was adjourned at 9:18 pm.

Next meeting will be held on October 6, 2021

Respectfully,

Linda Itami, Secretary