



Rivercliff Estates Homeowner's Association
November 3, 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 October 2021. Steve Alley made a **MOTION** to approve with corrections. Heidi P. **2nd APPROVED.**

PUBLIC COMMENTS:

- 3 Homeowners were in attendance.
- Joy B made comments regarding the Landscaping and hoped that the front lawns would be mowed each week (in season.) Joy is also on the committee for the Wilkes Nature Area. They are looking at making more public areas. She will keep us updated.
- Michelle reported that dog waste has been seen all over the Property. We discussed options and possible dog waste stations, but there is no one to empty or supply them.

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- We discussed our Attorney's fees and the Building Maintenance categories and what caused them to be over the Budget.
- At this time there are more A/P than A/R. This should be reversed soon as we will be receiving funds from the sale of Unit 76A.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of October 19. The next meeting will be held via Zoom Tues Nov 16th.
- Steve is working on bids for Asphalt repair throughout the Community.

EXTERIOR FACILITIES/MAINTENANCE:

- Steve Alley reported that the stairs on the side of Unit 22B have been completed.
- There is a leak into Unit 46A. Steve is exploring the possible reasons and thinks there may be a crack in the foundation.

SECURITY

- Mike Daniels has received 2 bids for our new system. There will be a discussion and decision at the next Capital Reserve meeting.
- It was noted that it seems very dark on RoseParkway. Joy B. noted that street lights are maintained by PGE. Heidi states that Crystal Greens trimmed some of the trees there.

ARCHITECTURAL:

- Glenn Taylor stated that he is closing the file on Unit 8A.

HOSPITALITY/CLUB HOUSE:

- Blythe stated that she has delivered a basket to the new owners in Unit95B. Linda stated she will be providing Blythe with new Homeowners for their baskets.
- The CH will be rented on November 20 for a Birthday party.

POOL:

- Michelle gave an overview and history of the pool situation with the current vendor.
- Glenn is still working on vendor quotes for a new pool vendor.

PESTS: There are 2 active mole issues.

RENTAL COORDINATOR:

- Glenn T brought a new "Non Owner Occupied form. He made **MOTION** that the form be accepted so he can send them to Unit owners to update their Renters. David W. 2nd. Motion was **APPROVED**.

GROUNDS:

- Heidi went over ongoing projects for our grounds.
- The Landscape Maintenance Contract for 2022 will be \$4275.00 per month. Services will stay the same.

OLD BUSINESS:

- After discussion of the Budget for 2022, Steve made a **MOTION** to accept these figures that results in an increase of 5.28%, which will result in monthly dues increase. Linda 2nd and the Budget was **APPROVED**.
- The owner of Unit 111B has not made his intentions known as to what he would like to do in his front yard. It has been decided that Heidi will contact Crystal Greens to have them complete the "common area". Another letter will be sent to the Homeowner with this information.

NEW BUSINESS:

- The Board received information from our Attorney at Vial-Fotheringham that she does not recommend that there be any reduction of dues for the Board. The Board agreed to table any further discussion of this.
- It was also decided that any Grants that might be available to Rivercliff as a whole, will also be tabled. None of the Board Members feel that they want to volunteer more time to look into that.

Meeting was adjourned at 9:17 pm. The next meeting will be held on Wednesday December 1, 2021

Respectfully,

Linda Itami, Secretary