



Rivercliff Estates Homeowner's Association

January 12, 2022 Board Meeting Minutes (Postponed from January 5<sup>th</sup> due to Illness of the Secretary)

Michelle Doering called the Zoom meeting to order at 7:04 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 December 2021. Steve Alley made a **MOTION** to approve with corrections. David **2<sup>nd</sup> APPROVED**.

**PUBLIC COMMENTS:**

- 5 Homeowners were in attendance.
- There are several complaints about people not following rules regarding garbage cans and general garbage around the Complex. Letters will be sent and fines assessed for repeat offenses as per our By-Laws.

**TREASURERS REPORT:**

- Tom D. went over the Month End financials.
- We currently have \$865,000 in our Capital Reserves.
- A/R Aging looks very good. Only a few people didn't pay in 2021.
- Unit 76 still owes approximately \$7,600. Vial-Fotheringham will continue to get pursue getting us reimbursed by the previous owner.
- In 2021 we were able to add \$90,000 to our Capital reserve funds over and above what was collected in 2021.

**CAPITAL RESERVE:**

- David Wahlstrom read the Meeting Minutes of December 14, 2021.
- We have one bid for \$8700 for a pool cover. Another bid will be sought.
- The next meeting will be held Tuesday January 18, 2022.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Steve continues to work on the foundation leak at 14914 NE Siskiyou Ct. All Nature's Construction will complete the work in February.
- Steve received bids from Snug's and Carlos Vences for gutter cleaning for the whole Complex. Steve made a **MOTION** to accept Carlos' bid for \$4000. Glenn **2<sup>nd</sup>. APPROVED**.
- It was agreed upon that dusk to dawn lights would be available to all homeowners for their porches and back patios.

**SECURITY**

- Mike will be meeting with John from Metro Security on Wednesday the 19<sup>th</sup> at 4:30. He has ask a couple other Board Members to be at that meeting. Steve and Michelle will attend.
- Steve ask Mike to send a simple 1 page document explaining the Security System.

**ARCHITECTURAL:**

- N/A

**HOSPITALITY/CLUB HOUSE:**

- Blythe stated that she delivered 2 more baskets. Units 74A and 72A.

**POOL:**

- Wet Kat will be our new pool provider. Michelle will look at the last invoice from Algrec. A letter will be sent to Algrec and a new contract signed with Wet Kat.

**PESTS:** N/A

**RENTAL COORDINATOR:** N/A

**GROUNDS:**

- Heidi will be meeting with Matt Gray and Mitch Matulewicz this month. She would like to create a month by month plan for the entire year.
- There is a Project Proposal for a French drain @ 14914 NE Siskiyou Ct where there is a foundation leak.
- Pruning continues. Some projects have been approved and some have not.

**OLD BUSINESS:**

- N/A

**NEW BUSINESS:**

- Glenn stated that he has been working with Multnomah County on other Committees. He is going to try to obtain Covid supplies like masks and face shields (Test kits not available) to have a supply if needed by Homeowners.
- Linda stated that she will complete her 3 year commitment to the Board, but will not continue after June 2022. She will also continue the Bookkeeping but only until the end of 2022.

Meeting was adjourned at 8:25pm. The next meeting will be held on February 2, 2022

Respectfully,

Linda Itami, Secretary