



Rivercliff Estates Homeowner's Association
Feb.2, 2022 Board Meeting Minutes

Michelle Doering called the in person/Zoom meeting to order at 7:07 pm. In attendance: Board Members present: Glenn Taylor, Tom Dempsey, Linda Itami, Heidi Pearce and David Wahlstrom. Linda Itami ready the Meeting Minutes from January 2022 Michelle made a **MOTION** to approve with corrections. Tom **2nd APPROVED**.

PUBLIC COMMENTS:

- 3 Homeowners were in attendance.
- There were comments regarding the noise on Rose Parkway and Homeowners cars parked illegally, either on the streets or in visitor parking. Letters are being sent and fines are being assessed.

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- We have outstanding (old) invoices from Crystal Greens. There will be a new way of processing their invoices so we receive them and we pay them in a timely manner.
- There are some lines items in the P&L statement that need to be corrected. Linda will make those corrections.
- There are some Homeowners still paying the 2021 dues. Tom and Linda are sending Bal Due statements to get these corrected.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of January 18th 2022.
- Michelle and Heidi will be looking at new furniture for the Clubhouse. These funds are in our Capital Reserve budget.
- There are pending issues that will need to be worked on in the next few months.

EXTERIOR FACILITIES/MAINTENANCE:

- Linda contacted Elmer at All Nature's Construction to find out the progress of the job at 14914 NE Siskiyou Ct. weather permitting, it should be completed by February 24th.
- Carlos Vences is completing the 2nd half of the gutter cleaning.

SECURITY

- Mike Daniels met with Steve, Michelle and John Kruger of Metro Access Control at the CH to identify items to put on the Final Proposal for the new Security system.
- Mike stated he will be walking around the grounds to identify more spots for safety concerns.

ARCHITECTURAL:

- An AC Unit has been completed in Unit 94B.

HOSPITALITY/CLUB HOUSE:

- Blythe will be creating a Google Docs page so we can update to identify new homeowners and those that need Welcome baskets.
- No rentals to report but homeowners are using the CH. Note...please clean up after yourselves.

POOL:

- There is still an outstanding bill with Algrec Pool Service. Linda will contact Doreen to get the documentation that supports the total of the bill and will also notify her that their services will no longer be needed.

PESTS: N/A

RENTAL COORDINATOR:

- Glenn was able to get updated renter information on Unit 66A.

GROUNDS:

- Heidi reported that Crystal Greens removed 2 diseased trees.
- There are also 2 trees in the green space next to her Unit that will be removed and replaced.

Heidi is doing an assessment of all buildings front and back.

- **OLD BUSINESS:**

- The gutters are still in the process of being cleaned.

NEW BUSINESS:

- With the passing of Steve Alley the Board will be trying to take on his responsibilities until we can find a replacement. Michelle will meet with Carlos Vences regarding any unfinished projects.
- Flowers have been sent to Steve's family.
- Tom will reach out to Faith Alley regarding the debit card and mailboxes stored in Steve's garage.
- A Notice will be sent to all Homeowners with Faith Alley's permission.
- Linda requested that we replace the old version of Quickbooks with the Board's permission. That was ok'd by all.

Meeting was adjourned at 8:30pm. The next meeting will be held on March 2, 2022.

Respectfully,

Linda Itami, Secretary