



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

Michelle Doering called the in person/Zoom meeting to order at 7:05 pm. In attendance: Board Members present: Glenn Taylor, Tom Dempsey, Linda Itami, Heidi Pearce and David Wahlstrom. Linda Itami ready the Meeting Minutes from February 2022. Michelle made a **MOTION** to approve. Heidi P. **2nd APPROVED.**

PUBLIC COMMENTS:

- 7 Homeowners were in attendance.
- A question was ask regarding Zoom?. We will continue to provide a Zoom link but as the Mandates are being lifted this month, we will primarily be meeting at the Clubhouse.
- A comment was made that purchased mailboxes (yet to be used) should be placed in a locked room in the CH.

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- Tom advised us regarding the 2020 Audit from Schwindt & Co. 1) we should be listing Fixed Assets as a line item in our financials. 2) A new Reserve Study should be completed.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of February 15, 2022.
- David made a **MOTION** to accept our new security system at a cost of \$25,418 to be instaledl by Metro Access Control. \$80 per month for monitoring by Metro and \$225 per month for Comcast for WI-FI to run the system. Michelle D **2nd APPROVED.**
- Guy Whitney will be completing the Deck Painting.

EXTERIOR FACILITIES/MAINTENANCE:

- Michelle and Heidi will met with Carlos Vences on March 11 to walk the grounds to go over projects that need to be completed.
- Michelle made a **MOTION** for Carlos to clean 20-22 drains at a cost of \$180. Heidi **2nd APPROVED.**
- Previously Steve Alley had purchased Dusk to Dawn bulbs. Tom D will check with Faith Alley to pick them up and put them in the Clubhouse in a locked area. An email will be sent for Homeowners to take advantage of them and Vikki Marlow will put them in on request. We encourage all Units to have these on for the safety of our Community.

SECURITY

- Mike Daniels continues to walk our grounds. There is a light out on 149th and 2 lamps are out on RoseParkway. He will notify PGE to replace the lights that they are responsible for.

ARCHITECTURAL:

- N/A

HOSPITALITY/CLUB HOUSE:

- We have 1 new Homeowner at Unit 91B. Linda has added it to the Google Docs spreadsheet and Blythe will be creating a Welcome basket for them.
- When someone rents the CH, Michelle will notify Tom D that we should be expecting a check from them for the rental.

POOL:

- Glenn T has contacted Wet Kat to start the pool service on March 15th.

PESTS:

- N/A

RENTAL COORDINATOR:

- There have been complaints regarding the renters in Unit 66A. Garbage left out, illegal car parking and loud noises. Another letter will be sent to the Owner with fines.

GROUNDS:

- Heidi walked the grounds with Mitch Matulewicz. They have a plan for working on each bldg. Last Friday Feb 2th, Heidi met with the crew and they were able to complete the maintenance at the 1st bldg. of the Project.
- Mitch has replaced Matt Gray and has now taken over as Project Manager of Crystal Greens.
- Vikki M. brought up the question about aerating? Heidi will check with Mitch and report back to us.

- **OLD BUSINESS:**

- Linda ask if we had any updates regarding Unit 76 and the purchaser of the Foreclosure? She has offered to contact the new owner to find out when the previous owner will be evicted. She will let us know what she finds out.

NEW BUSINESS:

- Several Homeowners have requested that we have a community garage sale. Glenn T made a **MOTION** that we make an exception to Rule #12 (garage sale only even numbered years). **Michelle D 2nd. APPROVED.** The sale will take place on July 9-10. Homeowners will be notified in the next newsletter.

Meeting was adjourned at 8:30pm. An Executive Meeting took place after the regular meeting was adjourned. The next meeting will be held on April 6, 2022.

Respectfully,

Linda Itami, Secretary