



Rivercliff Estates Homeowner's Association
April 6, 2022 Board Meeting Minutes

Michelle Doering called the meeting to order at 7:05 pm. In attendance: Board Members present: Tom Dempsey, Linda Itami, Heidi Pearce and David Wahlstrom. Linda Itami ready the Meeting Minutes from March 2022.

Michelle made a **MOTION** to approve with corrections. David W. **2nd APPROVED.**

PUBLIC COMMENTS:

- 8 Homeowners were in attendance.
- One homeowner ask what is being done about residents parking in Visitor spots. Tom explained that we are in the process of V-F draw up a Towing Resolution.
- A question was ask if Homeowners had overnight guests can they use Visitor Parking? Yes they can.
- Questions regarding the Security System were asked and David W. explained how it will work. The funds have been added to this year's budget. It will be completed in 2022.
- Another homeowner noted that CG is not picking up the yard debris bags that homeowners can leave out on Fridays. Heidi P will make sure they check all areas for those bags.
- We also have some broken curb stops that need to be repaired.

TREASURERS REPORT:

- Tom D. went over the Month End financials.
- Tom made a MOTION to write-off funds of Unit 76 (sold by foreclosure) The outstanding funds of \$7220.58 are fees that we paid to the Attorneys that were post-judgment fees. The Attorney has advised that she probably could not collect the funds. We do not want to incur more fees and then not be able to collect. Linda **2nd. Approved.**
- 2 Units are now in Collections.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of March 15, 2022.
- There were several new Homeowners so David took some timing explaining the Capital Reserve and what it is used for.
- David made a **MOTION** to approve the pool repair by Custom Pools & Spas for \$6300. Tom D **2nd. APPROVED.** Due to the report by Carlos Vences that roofs on 5 of the buildings are failing the Board agreed that this should be taken care of. David will get in touch with Carlos and followup with him.
- Mike Daniels will be obtaining the signs for the Visitor parking spaces and Carlos will install them.

EXTERIOR FACILITIES/MAINTENANCE:

- Michelle made a MOTION for Carlos Vences to pressure wash the concrete barriers between the buildings at a cost of \$2700. Heidi **2nd. APPROVED.**
- Unit 110B is selling their Unit. The owner's inspection shows the concrete is cracked and wants the HOA to repair. M&M Concrete Construction will be contacted.

SECURITY

- N/A Mike Daniels wasn't present to give an update.

ARCHITECTURAL:

- Unit 72A has requested a camera installation. When Glenn returns he will look at the request.

HOSPITALITY/CLUB HOUSE:

- Unit 72A stated that they never received a Welcome Basket. Linda contacted Blythe to ask her to take one to them.
- The Fire Marshall made an attempt to do an Inspection but no one was notified so it was missed.

POOL:

- In Glenn's absence, Heidi noted that he is working on the tile repair with WetKat.

PESTS: N/A

RENTAL COORDINATOR:

- N/A

GROUNDS:

- Heidi advised of ongoing work. She would like to save some money and buy plants that either she or Crystal Greens will plant. Tom D will provide Heidi with a debit card.
- Bids for rototilling are still being obtained.

OLD BUSINESS:

- Plans are being made for the Annual Meeting on Wednesday June 1st at the Clubhouse
- A MOTION was made by Michelle D to accept the Parking and Towing Resolution drawn up by our Attorney, Vial Fotheringham. Tom D 2nd. **APPROVED**

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