



Rivercliff Estates Homeowner's Association
May 4, 2022, Board Meeting Minutes

Tom Dempsey called the meeting to order at 7:03 pm. In attendance: Board Members present: Tom Dempsey, Heidi Pearce, and David Wahlstrom. David Wahlstrom read the Meeting Minutes from April 2022. Tom Dempsey made a MOTION to approve. Heidi P. 2nd APPROVED.

Attorney Kyle Grant was present as a guest to offer his services and answer questions from the board and homeowners.

PUBLIC COMMENTS:

- 5 Homeowners were in attendance.
- Unit 110 expressed concerns that unit 111 is not following the rules and bylaws. She also expressed concerns that the renters in unit 66 are also not following rules and bylaws. Tom Dempsey explained that the board is assessing fines to homeowners for violations, sends accounts with unpaid balances to collections and the board has the authority to file a lien against homeowner property if balances go unpaid.
- Unit 73 expressed concerns that visitor parking is being used by homeowners and rental residents and is not available for visitors. She suggested that we contract with a towing company and install signs warning that violators would be towed as neighboring associations have done. Tom Dempsey explained that the board had a new Towing Resolution that includes a towing option for violators of the visitor parking rules and will include new signage at each visitor spot.
- Mick Currie in unit 36 reported that the sewer backup he suffered was found by his plumber to be in the sewer line beyond his unit and wanted to know that the association would investigate and resolve the problem to avoid a recurrence since his lower level had sewage backup. He also asked that he be reimbursed for the repair.
- Kyle Grant offered several options the board could consider to deal with unit 111 and the renters in unit 66. He also explained how he, his assistant and law firm assist homeowner associations with legal matters including collections of unpaid assessments

TREASURERS REPORT:

- Tom D. went over the Month End financials.

SECURITY:

- Mike Daniels reported that the proposal by Metro Access to install the security system in the clubhouse needed to be signed and sent for work to begin. David will send the proposal to Michelle Doering for signature. Once begun the work could be finished in a few weeks. The hope is that the new fobs could be distributed at the Annual Meeting on 6/1/2022. Mike explained the purpose of the system is to control access and track overall usage of the clubhouse and pool to better serve the needs of the association in the future.

HOSPITALITY:

- Blythe Daniels reported that she has delivered 3 welcome packages to new homeowners and is planning to provide cookies and drinks for the annual meeting.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of April 19th

EXTERIOR FACILITIES/MAINTENANCE:

- Pipe break at unit 75 was repaired for \$5,000 and would be paid by the Capital Reserve.
- Handyman Carlos Vences replaced rotted boards and the patio dividing wall at unit 89

ARCHITECTURAL:

- Glenn Taylor reported that he has a camera install request from unit 72 which he will follow up on.

POOL:

- Wet Kat to begin servicing the pool and helping with the scheduled tile replacement
- Plan to open Memorial Day Weekend

PESTS:

- Moles are active behind unit 33 and 86.

RENTAL COORDINATOR:

- Discussed need to gather accurate information from each rented unit and remind homeowners they must apply to the board before renting out their unit.

GROUNDS:

- Heidi Pearce reported she has scheduled rototilling on 5/13/2022 to upgrade garden beds around the clubhouse and pool.
- She is also continuing the maintenance on plants and bushes working building by building to remove old bushes so new shrubbery may be planted.

OLD BUSINESS:

- Annual meeting preparation needed within 10 days of the meeting to include a mailed letter with a ballot and proxy to each homeowner. Tom and Linda will prepare.
- Plan to update the Rivercliff website with current documents as some are outdated

NEW BUSINESS:

- No new business

Meeting was adjourned at 8:54 pm.

Next meeting will be the Annual Meeting on June 1st, 2022

Respectfully,

David Wahlstrom, Director of the Capital Reserve