



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

Michelle Doering called the meeting to order at 7:07 pm. In attendance: Board Members present: Michelle Doering, Tom Dempsey, Heidi Pearce, Jamie Embry, Ronn Leon, and Christine Moore. Board Member absent: David Wahlstrom. Committee Members present: Blythe Daniels, Michael Daniels. Christine Moore read the Meeting Minutes from June 2022. Michelle Doering made a **MOTION** to approve the minutes and agenda as amended. Christine Moore seconded. **APPROVED.**

PUBLIC COMMENTS:

- Four Homeowners were present: Joy Beldin, Brett Clemons, Glenn Taylor, and Arlie Flath.
- Blythe Daniels discussed pool cleaning and other pool issues. She also brought up the ideas of possibly creating a dog park area and a play structure on our grounds. Those issues will be referred to Capital Reserve.
- Arlie Flath inquired about window washing. Michelle Doering said Carlos Vences has offered to provide that service for a flat fee. Residents will need to contact him directly. Information will be included in the next Newsletter.
- Brett Clemons discussed an incident in the Park behind Rivercliff. Downed trees were also discussed. Joy Beldin offered that the contact person for the Wilkes Nature Area is Steve Lower, and his contact info will be added to our Roster.
- Michael Daniels mentioned that the coyotes have been very active lately at all hours and in all open spaces. A reminder about this will be included in the next Newsletter.

TREASURER'S REPORT:

- Tom Dempsey went over the Month End financials.

CAPITAL RESERVE:

- David Wahlstrom was absent for this meeting.

EXTERIOR FACILITIES/MAINTENANCE:

- Ronn Leon gave an update on deck painting, which will be starting soon. Homeowners and Residents will be notified as needed.
- He also reported about a water leak around a window during heavy rains at Unit 95-B.

SECURITY

- Mike Daniels reported that the new fobs have been received and we are waiting for the Internet set-up to be completed. He will be following up on that.
- Brett Clemons mentioned he had noticed the Clubhouse doors being unlocked. A reminder to make sure all doors and windows are closed and locked after every use will be included in the next Newsletter.

ARCHITECTURAL:

- Glenn Taylor mentioned two units in need of new garage door(s).
- One Architectural request has been received from 21-B for railings to be installed by the steps on the patio. Jamie Embry will follow up on this request.

HOSPITALITY/CLUB HOUSE:

Christine Moore reported on a conversation with visiting firemen who, after inspecting the Clubhouse, recommended the fire extinguishers be inspected and replaced if needed, and that an additional fire extinguisher is needed in the Clubhouse. Christine will follow up with Carlos about this.

- Brett Clemons suggested a curtain be hung downstairs in the Clubhouse for security.

GROUNDS AND LANDSCAPING:

- Heidi Pearce went over projects that are in process.
- Jamie Embry suggested investigating whether any residents would be interested in forming a committee to help with gardening and landscaping. A notice will be added to the next Newsletter.

PESTS: N/A

OLD BUSINESS:

- Visitor parking violations and towing of vehicles were discussed.
- The community garage sale is scheduled for the weekend of July 9-10.

NEW BUSINESS:

- Tom Dempsey discussed insurance issues. He moved for acceptance of premium renewal from Brown and Brown. The motion was seconded by Christine Moore, and the motion was passed.
- The issue of backflow assemblies and testing by state certified tester was discussed. Michelle Doering will follow up.
- Additional security issues were discussed, including possible night patrols and added lighting. Michael Daniels will look into options and get more information, and it will be referred to Capital Reserve.
- Glenn Taylor brought up the issue of a double traffic mirror being installed along NE Rose Parkway. This will be referred to Capital Reserve.

Meeting was adjourned at 9:19pm. The next meeting will be held on August 3, 2022.

Respectfully,
Christine Moore, Secretary