



Rivercliff Estates Homeowner's Association  
September 7, 2022, Board Meeting Minutes

Michelle Doering called the meeting to order at 7:01 pm. In attendance: Board Members present: Michelle Doering, David Wahlstrom, Tom Dempsey, Heidi Pearce, and Christine Moore. Board Member absent: Ron Leon. Committee Members present: Blythe Daniels, Michael Daniels. Christine Moore read the Meeting Minutes from August 2022. Michelle Doering made a **MOTION** to approve the minutes and agenda. Heidi Pearce seconded. **APPROVED.**

**PUBLIC COMMENTS:**

- Ten Homeowners were present: Joy Beldin, Penny Kelly, Vikki Marlow, Mike Vrazena, Karen Nayyer, Traci Bower, Lori Dawson, Brett Clemons, and Susie and Will Brown.
- Susie Brown thanked the Board for the continued work of the Board. Will Brown reported on a small sinkhole in their driveway.
- Penny Kelly initiated discussions regarding towing of parked cars, road repair, and general security around our complex. She also inquired about the status of the pool; Michelle Doering reported that it will remain heated through September 11, 2022.
- Traci Bower reported that she cannot access the Clubhouse Wifi password. Mike Daniels stated he will get that resolved. She also reported sightings of flying termites around her unit. This will be referred to Linda Itami.
- Mike Vrazena brought up the issue of allowing window air conditioning units. Discussions about this will continue. He also suggested that he would volunteer to help create a work-out room in the Clubhouse.
- Karen Nayyer brought up the issue of leaking gutter problems at her unit and along the building. (See discussion in Exterior Facilities below.)
- Joy Beldin reported a washed-out area at the end of Siskiyou Court and 148<sup>th</sup> Avenue. She also reported on her walk-through of the Wilkes Creek area.
- Via text to Michelle Doering, Blythe Daniels reported having structural issues on their deck. David Wahlstrom will contact Guy to follow up.

**TREASURER'S REPORT:**

- Tom Dempsey went over the Month End financials. He also moved to transfer funds from a separate insurance account to the general operating account. Jamie Embry seconded the motion, and it was **APPROVED.**

**CAPITAL RESERVE:**

- David Wahlstrom read the minutes of August 16, 2022, Capital Reserve meeting. Motion to approve was made by Michelle Doering, it was seconded, and the minutes were approved.
- David reported updates on the road paving project on the Rose Parkway Loop. He moved to go forward with the plan to replace the road vs. pave limited areas. Heidi Pearce seconded the motion, and it was **APPROVED.** The Board will notify those homeowners along the Rose Parkway Loop about scheduling as soon as dates are settled on.
- David also reported that roof inspections on several buildings will begin September 9, 2022. Those affected will be notified.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Ronn Leon was absent from this meeting.
- Michelle Doering reported that Unit 41 was undergoing interior plumbing work.
- Discussion continued regarding the gutter problems at Karen Nayyer's building and how to resolve the issue. Heidi Pearce commented that repairing and replacing the gutters had already been approved. Michelle Doering will discuss with Ronn Leon about contacting a gutter repair business for further information and planning.

**SECURITY:**

- Mike Daniels gave an update on the status of the fobs and security system, as well as the Clubhouse wifi. An install date has been set of September 19, 2022. Training will be scheduled.
- A date will be set for distribution of the new fobs to residents.

**ARCHITECTURAL:**

- Jamie Embry reported that Top Spin had replaced the garage doors on their unit.

**HOSPITALITY/CLUB HOUSE:**

- Christine Moore reported that no new reservations have been requested, and that the possible September reservation was cancelled.

**GROUNDS AND LANDSCAPING:**

- Heidi Pearce went over projects that are in process.

**PESTS:**

- Linda Itami was absent from the meeting, but there was a discussion that moles are still active in some areas.

**POOL:**

- Michelle Doering reported that the pool will remain heated through September 11, 2022.

Meeting was adjourned at 8:50 pm. The next meeting will be held on October 5, 2022.

Respectfully,  
Christine Moore, Secretary