



Rivercliff Estates Homeowner's Association  
October 5, 2022, Board Meeting Minutes

**AS AMENDED**

Michelle Doering called the meeting to order at 7:02 pm. In attendance: Board Members present: Michelle Doering, David Wahlstrom, Tom Dempsey, Heidi Pearce, and Christine Moore. Committee Members present: Blythe Daniels, Michael Daniels. The September Meeting Minutes will be read and presented for approval at the November meeting. Michelle Doering presented the Agenda; the Agenda was approved.

**PUBLIC COMMENTS:**

- Seven Homeowners were present: Vikki Marlow, Mike Vrazena, Arlie Flath, Karen Nayyer, Drew (LNU), Brett Clemons, and Eric Leach.
- Vikki Marlow reported that she had contacted PGE about tree trimming. There was discussion as to who is responsible for trimming trees touching power/communication lines.
- Arlie Flath inquired as to fallen trees, damage, and possible dead trees. Drew (LNU) brought up the quality of landscaping work being done and sprinklers that need to be turned off. Blythe Daniels also mentioned a couple of sprinklers that were on every night.
- Eric Leach was welcomed to the meeting, as he is interested in the Exterior Maintenance position.

**TREASURER'S REPORT:**

- Tom Dempsey went over the Month End financials.

**CAPITAL RESERVE:**

- David Wahlstrom read the minutes of September 20, 2022, Capital Reserve meeting. Motion to approve the minutes was made by Michelle Doering, it was seconded, and the minutes were approved.
- David reported that the road paving project on the Rose Parkway Loop was scheduled to start Monday, October 10, 2022. The Board will notify those homeowners along the Rose Parkway Loop about the schedule.

**EXTERIOR FACILITIES/MAINTENANCE:**

- Jamie Embry reported that she had contacted Royal Gutters about the gutter problems at Karen Nayyer's building. She would be meeting with them and get an estimate.
- Jamie Embry brought up deck repair for Unit 56. This will be moved to the Capital Reserve budget.

**SECURITY:**

- Mike Daniels gave an update on the status of the fobs. They are working and will be distributed at the Clubhouse on October 8 and 15, 2022, from 12-4 pm.

**HOSPITALITY/CLUB HOUSE:**

- Christine Moore reported that two reservations have been made, for dates in November and December.

**GROUNDS AND LANDSCAPING:**

- Heidi Pearce discussed meeting with Crystal Greens with Jamie about our trees.
- Mike Vrazena mentioned a fallen tree; Heidi will follow up.

**PESTS:**

- Linda Itami was absent from the meeting, but there was a discussion that moles are still active in some areas. Michelle Doering stated she had talked with Linda, who mentioned the mole traps had been removed, but they need to be put back.

**POOL:**

- Michelle Doering reported that Nathan had put away all the pool furniture and that WetKat will check on the pool lights.

**OLD BUSINESS:**

- Michelle Doering brought up Unit 36; this will be moved to an Executive Board meeting.
- Michelle also mentioned two units that need water spigots replaced. A discussion followed on the issue of pipe replacement. Jamie Embry will follow up.

The meeting was adjourned at 8:19 pm. The next meeting will be held on November 2, 2022.

Respectfully,  
Christine Moore, Secretary