



Rivercliff Estates Homeowner's Association
November 2, 2022, Board Meeting Minutes

Michelle Doering called the meeting to order at 7:03 pm. In attendance: Board Members present: Michelle Doering, David Wahlstrom, Tom Dempsey, Heidi Pearce, Christine Moore, and Eric Leach (approved at end of meeting). Michelle Doering presented the Agenda; the Agenda was approved. The September Meeting Minutes and the October Meeting Minutes were read by Christine Moore. The September minutes were approved, and the October minutes were approved as amended.

PUBLIC COMMENTS:

- Six Homeowners were present: Vikki Marlow, Mike Vraneza, Tracy Bower, Connie Ballow, Karen Nayyar, and Brett Clemons.
- Mike Vraneza had questions regarding foreclosures.
- Brett Clemons discussed window installation issues.

TREASURER'S REPORT:

- Tom Dempsey went over the Month End financials.

CAPITAL RESERVE:

- David Wahlstrom read the minutes of October 18, 2022, Capital Reserve meeting. Motion to approve was made by Michelle Doering, it was seconded, and the minutes were approved.
- David discussed the continuing visitor parking lots project. He also discussed the stairs needing repair/replacement behind Building C as well as water spigot replacements and water line issues on two units.

EXTERIOR FACILITIES/MAINTENANCE:

- Eric Leach volunteered to become the Exterior Facilities and Maintenance director. Michelle Doering moved to accept his appointment, and Tom Dempsey seconded. Welcome, Eric.
- Eric reported that he had not received any calls yet.
- Michelle asked for any updates. Jamie Embry reported on progress and issues regarding the gutter replacements projects.
- Heidi Pearce mentioned to Eric that Unit 32 had reported some loose siding and leaking.
- There was a discussion regarding fence damage and loose dogs from neighboring property near Unit 32. Tom Dempsey said he could get some materials and reinforce the bottom of the fence. Mike Vraneza discussed doing some follow-up on this issue.

SECURITY:

- Michelle reported that she will keep the remaining fobs and will distribute them to homeowners who still have not picked theirs up.

ARCHITECTURAL:

- Jamie Embry reported on a request for new patio doors with interior blinds. She also mentioned she had noticed security cameras attached to the siding of Unit 98B without authorization. She will contact them to discuss.

HOSPITALITY/CLUBHOUSE:

- Christine Moore reported that the December reservation had been cancelled and that no new reservations had been made.
- Vikki Marlow asked about the HVAC system at the Clubhouse. Eric Leach said he would talk with Carlos Vences about this.

GROUNDS AND LANDSCAPING:

- Heidi Pearce mentioned she had spoken with Arlie Flath regarding dead trees and that Ms. Flath had recommended Evergreen Tree Service to her to help with removing dead trees. Heidi contacted them and had them come out and do an estimate for tree removal. David Wahlstrom approved Heidi moving forward to have the trees removed per the proposed estimate.

- Heidi reported on a downed tree limb behind Unit 1 along 148th Street. She and Vikki Marlow had spoken with PGE about the power lines nearby (although no lines were damaged). PGE said the lines belong to Century Link.
- Heidi also mentioned that she had asked Crystal Greens for an itemized bill in order to review their contract with us.

PESTS:

- Linda Itami was absent from the meeting, but there was a discussion that moles continue to be active. Linda will be contacted to follow up.

POOL:

- Michelle Doering reported that the pool was cleaned and is now on its winter maintenance schedule; she is still working on the pool lights.

OLD BUSINESS:

- Tom Dempsey mentioned that he is waiting for insurance information from Unit 36.

NEW BUSINESS:

- Jamie Embry brought up the status of Unit 39.
- Michelle mentioned that there will be a Dumpster Day at the Margaret Scott Elementary School on Saturday, November 5. An email will be sent out informing residents.
- It was suggested that an email be sent to residents reminding them to turn off their outside water faucets and cover them with faucet covers for the winter months; this will be done.
- Regarding Unit 39, an email to Linda Itami needs to be sent asking that the loan questionnaire include that the second garage door needs to be replaced.

The meeting was adjourned at 8:38 pm. The next meeting will be held on December 7, 2022.

Respectfully,
Christine Moore, Secretary