

RIVERCLIFF ESTATES

HOMEOWNERS
ASSOCIATION

Rivercliff Estates Homeowner's Association January 4, 2023, Board Meeting Minutes

Michelle Doering called the meeting to order at 7:02 pm. In attendance: Board Members present: Michelle Doering, David Wahlstrom, Tom Dempsey, Heidi Pearce, Christine Moore, and Eric Leach. Jamie Embry was absent. Committee Members present: Blythe Daniels, Michael Daniels. The December 2022 Meeting Minutes were read by Christine Moore. Michelle Doering moved to accept the minutes, Heidi Pearce seconded the motion, and the minutes were approved. Michelle Doering presented the Agenda for the meeting; the Agenda was approved.

PUBLIC COMMENTS:

- Three Homeowners were present: Vikki Marlow, Mike Vraneza, and Lori Dawson.
- Mike Vraneza gave an update on the squatters/loose dogs situation. There was a discussion about the loose dogs, and it was recommended that residents contact Animal Control directly if they see any loose dogs on our grounds, and also to let the Board know about it.
- Vikki Marlow mentioned seeing the fence had been down by the fire lane entrance. Michelle Doering said that Nathan had put it back up. Vikki also reported that the address numbers are riveted on the siding of our buildings and therefore not easily removed or replaced. She also discussed RVs parked along Sandy Boulevard; she had called PBOT which responded.
- Lori Dawson reported that there had been a mix-up with fobs, but that it was resolved.
- Mike Daniels reported on water spots in his ceiling. Michelle Doering said she would give Carlos his number and ask him to check on it.

TREASURER'S REPORT:

- Tom Dempsey went over the Month End financials.
- There was a discussion about the grace period for making HOA dues payment, as well as garbage/garbage can/violation fee issues.

CAPITAL RESERVE:

- David Wahlstrom read the minutes of the December 2022, Capital Reserve meeting. Motion to approve the minutes was made by Michelle Doering, it was seconded, and the minutes were approved.

EXTERIOR FACILITIES/MAINTENANCE:

- Eric Leach reported that Carlos had completed cleaning gutters, drains, and a few other individual repair issues. After a discussion about the status of drain cleaning, it was suggested that an update be included in the next Newsletter.
- Michelle mentioned that the repair of the water shut-off valve on Unit 90-C had been completed.

ARCHITECTURAL:

- Jamie Embry was absent. Michelle reported that she received an email from her, and that the only update was that she had received an application for a garage door replacement.

SECURITY:

- Mike Daniels had no news to report. Michelle mentioned that approximately 40 fobs had still not been picked up.

HOSPITALITY/CLUB HOUSE:

- Christine Moore reported there were no new reservations made. She will let Linda Itami know when a reservation is made so that the rental fee can be added to the resident's account.

- Blythe Daniels reported no news regarding hospitality.

GROUNDS AND LANDSCAPING:

- Heidi Pearce discussed ongoing issues with Crystal Greens and our contract with them.
- She mentioned that Carlos will be on vacation for five weeks starting next week; Nathan Doering will help out when possible during that time.

PESTS:

- Linda Itami was absent from the meeting, but she had emailed Michelle Doering and informed her that the mole traps had been put back.

POOL:

- Michelle Doering reported that the pool is on minimal service for the winter.

RENTAL COORDINATOR:

- Michelle Doering reported there were new renters in Unit 66-A. There has been no notification as to the new renters, and Michelle will follow up with the owner.

OLD BUSINESS:

- No old business.

NEW BUSINESS:

- Tom Dempsey reported that Linda Itami will be retiring as of February 1, 2023. Lori Dawson announced she is interested in the bookkeeping position and will talk with Tom about this.

The meeting was adjourned at 8:30 pm. The next meeting will be held on February 1, 2023.

Respectfully,

Christine Moore, Secretary