



Rivercliff Estates Homeowners Association

Board Meeting Notes

Date: July 5, 2023

**Board Members Present:** Michelle Doering, Karen Nayyar,  
Heidi Pearce, Tom Dempsey.

**Committee Members:** Lori Dawson, Vikki Marlow, Mike & Blythe Daniels

**Homeowners Present:** Wally Lafrenz, Jacob McGuire, Andrew Wilson, Vicki Marlow, and Joy Belden

Michelle Doering called the meeting to order at 7:05pm. Michelle Doering presented the Agenda; the Agenda was approved.

**GUEST SPEAKER:**

Guest Speaker was present from Brown & Brown to discuss our insurance policy. Tom proposed that we go with the renewal of our policy and all agreed.

**PUBLIC COMMENTS:**

- Mr. McGuire, #39, stated that there is an additional piece of siding to replace on his unit due to an improperly installed AC unit that was previously installed by the previous homeowner.
- Ms. Belden, #17, would like a status update on the speed bumps. Eric is to follow up with Joy. She would also like a flier/newsletter to go out regarding no use of fireworks on property.
- Regarding the 'cobblestones' on the pathway, Tom is to work on this.

**TREASURER'S REPORT:**

- Tom read and reviewed the financial reports.

**CAPITAL RESERVE (David Wahlstrom was absent)**

- Discussion about motion detector lights.
- Board approved purchase of swimming pool vacuum.
- Michelle is working with Vicki regarding replacing the dusk to dawn garage door lights.

**SECURITY**

- Michelle has ordered a new Ring camera for the exterior of the clubhouse.
- The Neighborhood Watch program will be discussed at the August meeting.
- Carlos is to address the women's restroom latch/lock that is not working.
- Mailbox theft is ongoing.
- There are non-residents who have been using our pool.

**HOSPITALITY / CLUBHOUSE RESERVATIONS**

- Two New Homeowners were welcomed: Wally Lafrenz and Jacob McGuire. Blythe will send Welcome Packets and Michelle will give FOBs.
- We have one clubhouse rental for the month of August.



#### EXTERIOR FACILITIES / MAINTENANCE

- Eric was absent, however it is noted that he is working with Nature's Construction to come out to our area and Heidi will be a part of this project.
- Maps for speedbumps were sent to Tom to work on getting an estimate.

#### GROUNDS / LANDSCAPING

- Heidi discussed Grounds and Landscaping.
- Heidi is starting to gather information for a new landscaper. Our current landscaper requires a 30-day notice before ending business with them.

#### PESTS:

- Moles, moles and more moles.

#### POOL:

- We are to add to the newsletter that anything that compresses into two inches or less is not allowed to be used in the pool, as this will get stuck into the filter system.

#### OLD BUSINESS:

- Nothing new to report.

#### NEW BUSINESS:

- Nothing new to report

The meeting was adjourned at 8:14 p.m. The next meeting will be held on August 2, 2023.

Respectfully,  
Karen Nayyar, Secretary