



Rivercliff Estates Homeowners Association

Board Meeting Notes

Date: August 2, 2023

Board Members Present: Michelle Doering, David Wahlstrom, Tom Dempsey, Karen Nayyar, Heidi Pearce, Jaime Embry, and Eric Leach

Committee Members: Lori Dawson, Vikki Marlow, Mike & Blythe Daniels
Homeowners Present: Joy Beldin

Michelle Doering called the meeting to order at 7:00p.m. Michelle Doering presented the Agenda; the Agenda was approved. The minutes were approved for the July 2023 meeting.

PUBLIC COMMENTS:

- Unit 19 brought a work order from May 29. This is regarding the berm patch in her driveway. She would like this done before the rainy season comes. Eric discussed at the cap reserve meeting and is being worked on.

TREASURER'S REPORT:

- Tom read and reviewed the financial reports.

CAPITAL RESERVE

- David discussed capital reserve.

SECURITY

- It has been reported that there is a lot of transient foot traffic. Some harmless. Some are aggressive. Be cautious. Communicate with neighbors. Be safe.
- Neighborhood Watch - Mike thinks this should happen within the next two weeks. Michelle suggests that we get in touch with a local precinct to see how this works.
- There was an additional camera installed by the stairs in the clubhouse.
- There is a broken fence near Siskiyou due to a branch falling. Will work on getting this fixed.

HOSPITALITY / CLUBHOUSE RESERVATIONS

- Blythe discussed hospitality: There are four new homeowners Units 12, 39, 69, and 18. We as well as homeowners are loving the gift baskets.
- One clubhouse reservation for August. Two reservations for September, and one on hold.

EXTERIOR FACILITIES / MAINTENANCE

- Eric discussed Exterior Facilities and Maintenance.
- Regarding pressure washing stairs - will do on a house by house basis. Will need a volunteer for this. Maybe we can add stair pressure washing to next year's budget.
- Unit 97 - spigot broken. Needs repairing.
- Unit 10 - plumbing. Eric is working with B&G Plumbing on this.
- Storm Drain Cleaning - These need to be done professionally.



GROUNDS / LANDSCAPING

- Heidi discussed landscaping. Heidi is working on a bid for sprinkler replacement.
- Garbage and Recycling. Added to the Newsletter that garbage and recycling must be kept in the garage. Garbage must be placed on the curbside any time after five pm on Sunday, and back into the garage by Monday at 5:00 pm.
- Water is coming on in some areas that are not supposed to. Heidi is working on this.

ARCHITECTURAL

- Unit 52 request denied

PESTS:

- Rats
- Moles - not treating for moles now because of the burnt grass. Yes, have the mole person come back to treat.
- Added to the Newsletter: Please stop feeding the birds. They are attracting rats to the property. Hummingbird feeders are okay.

POOL:

- Need added security to gate - Michelle is working on expanded metal installation
- We did add the expanded metal piece to the fence so that we are in code compliance.
- Pool will likely remain open beyond the Labor Day weekend depending on weather.

RENTAL COORDINATOR:

- No new rentals.

OLD BUSINESS:

- Code of Civility discussed: Tom will have a fresh version that we can vote on.

NEW BUSINESS:

- Rivercliff Estates website needs an update!! All agreed to get an upgrade to our website. Will discuss with Todd Atkinson.

The meeting was adjourned at 9:07 p.m. The next meeting will be held on September 6, 2023.

Respectfully,

Karen Nayar

Secretary