



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: March 6, 2024

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

Committee Members: Lori Dawson, Vikki Marlow, Billie Gay

Homeowners Present: Brett Clemens, Michael Vraneza

David introduced our HOA attorney Kyle, who was a guest speaker. Kyle updated the Board on land lease situation, went into lease history. He has done some research on governing law and documents. Kyle suggested that it could be beneficiary for HOA to amend HOA Bylaws to better define HOA's authority to buy out and transfer leased land. He presented a few preliminary options for homeowners, if it comes to buy out the land. He advised the Board to look into how much interest there is in homeowners to end the land lease and become full condo owners.

Michelle Doering called the meeting to order at 7:02 p.m. Michelle Doering presented the Agenda; the Agenda was approved. Michelle Doering read 2/7/2024 meeting notes. The notes were approved.

PUBLIC COMMENTS:

Brett Clemens asked a question on volunteer position for Security to take on Mike Daniels role.

TREASURER'S REPORT: *Tom Dempsey*

Tom read and reviewed the financial reports. Water bill seemed high.

CAPITAL RESERVE : *David Wahlstrom*

David read notes from 2/20/24 Capital Reserve Committee. Motion was made to approve swimming pool maintenance expense of \$2820.94. It was approved.

SECURITY:

New Security volunteer Brett Clemens, motion was made by Michelle Doering, it was approved.

WELCOME COMMITTEE: *Angela McLemore*

Nothing new.

CLUBHOUSE RESERVATIONS: *Billie Gay*

2 new reservations made: 3/17 Teresa Giuffre; 3/30 Donna Halpin



EXTERIOR FACILITIES & MAINT: Eric Leach

Roof leak unit 73
Water leak unit 10
Replacement porch light fixtures designs are being researched.

GROUNDS / LANDSCAPING: Heidi Pearce

“East West Landscaping” visited property 3 times, performed cleanup and shrub cutting. Their schedule is every other Wednesday to mow (but they will be coming to the property every Wednesday to pick up yard debris), but subject to change.

ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry

New A/C unit approved for unit 37.

PESTS: Jamie Embry

Nothing to report.

POOL: Diane Lafre

“Carefree Pools” to come perform maintenance.

RENTAL COORDINATOR: Michelle Doering

Nothing to report.

OLD BUSINESS:

None

NEW BUSINESS:

Yuriy Yermakov to become a new HOA Secretary. Motion was made by Michelle Doering. It was approved.

The meeting was adjourned at 8:49 p.m. The next meeting will be held on April 3, 2024.