



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: April 3, 2024

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

Committee Members: Lori Dawson, Brett Clemens, Liz Haebe
Homeowners Present: Elizabeth Swanson, Joy Beldin

Michelle Doering called the meeting to order at 7:04 p.m. Michelle Doering presented the Agenda; the Agenda was approved. Michelle Doering read 3/6/2024 meeting notes. The notes were approved.

PUBLIC COMMENTS:

Joy asked who updates the website. (Todd Adkisson)

TREASURER'S REPORT:

Tom Dempsey

HOA insurance agent to start getting bids for upcoming policy renewal.
Tom read and reviewed the financial reports. Reports look good.

CAPITAL RESERVE :

David Wahlstrom

David read minutes from 3/19/24 Capital Reserve Committee meeting.

Next CR Committee meeting takes place on 4/16/24

The Board discussed claim from unit #36, Tom to draw a response letter to owner.

The Board also discussed how landscape projects get approved and whether they should be a capital reserve expense or landscape expense for accounting. It was decided to keep this conversation going during next Capital Reserve Committee meetings and Board meetings.

SECURITY:

Brett Clemens

Residents complain about this one garbage truck driver, who doesn't pick up trash.

WELCOME COMMITTEE:

Angela McLemore

New homeowners:

Unit 49 Bryan Jones

Unit 83 Scofield family

For sale: unit 31 and unit 78

CLUBHOUSE RESERVATIONS:

Billie Gay

4/7/24 Unit 59



EXTERIOR FACILITIES & MAINT: Eric Leach

Siding on unit 61 has been fixed

Carlos is still working on men's sauna, including the fan

GROUNDS / LANDSCAPING: Heidi Pearce

Landscaping company mowed, sprayed the weeds and removed storm debris.

ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry

The architectural request for unit 55 (fireplace vent installation) was discussed. Michelle Doering moved to approve the request. It was approved.

PESTS: Jamie Embry

Pest control company reported low rodent activity.

POOL: Diane Lafre

Pool opening day is May 25, with possible pool party hosted by HOA.

Pool equipment maintenance completed.

RENTAL COORDINATOR: Michelle Doering

Nothing to report.

OLD BUSINESS:

Ongoing nuisance in unit 111. The owner spills motor oil into the storm water drain, doing vehicle repairs in the driveway. A letter/fine will be issued for violation.

NEW BUSINESS:

Annual Homeowner meeting – 6/5/24

Unit 93 – HOA to send a letter to owner for piles of dog poop on the patio

Unit 99 – HOA to send a letter/fine for dog barking complaints

Unit 52 – owner is unable to physically open damaged garage doors and forced to keep garbage and recycling cans in front of the unit at all times. HOA to send a letter providing a reasonable time frame to get that fixed and remove the cans from view.

The meeting was adjourned at 8:52 p.m. The next meeting will be held on May 1, 2024.