



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: May 1, 2024

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

Committee Members: Lori Dawson, Vikki Marlow,

Homeowners Present: Michael Vraneza

Michelle called the meeting to order at 7:04 p.m. Michelle presented the agenda. Michelle made a motion to approve the agenda, Eric seconded, and the agenda was unanimously approved. Yuriy read 4/3/2024 meeting minutes. Michelle moved to approve the minutes with the exception of a few typos, Eric seconded, and the motion carried unanimously.

PUBLIC COMMENTS:

Derol Whiteside asked to repair NE fence hole, so that wildlife stays out. It was briefly discussed.

TREASURER'S REPORT: *Tom Dempsey*

Tom read and reviewed the financial reports. Reports look good.

CAPITAL RESERVE : *David Wahlstrom*

David read minutes from 4/16/24 Capital Reserve Committee meeting.

Next CR Committee meeting takes place on 5/21/24

Michelle made a motion to approve the minutes, Eric seconded, the motion carried unanimously.

SECURITY: *Brett Clemens*

Michelle noted that parking compliance has been good. Tom mentioned that his camera caught a person looking through mailboxes around April 20 at 4:30am.

WELCOME COMMITTEE: *Angela McLemore*

Unit#49 Bryan Jones was welcomed.

Unit#83 Scofield family did not respond.

CLUBHOUSE RESERVATIONS: *Billie Gay*

No reservations for May. Billie may suggest more renting rules in the future to facilitate the cleanup process.

EXTERIOR FACILITIES & MAINT: *Eric Leach*

The bid for porch lights did not come back yet. Michelle drafted a letter to communicate the select homeowners Unit#33-#62 of upcoming summer deck maintenance.



GROUNDS / LANDSCAPING:

Heidi Pearce

Heidi is purchasing trees to plant and make the place look better. Grass is growing well. Carlos is still to do the retaining wall for unit#54. Carlos and Heidi dug out some plants that did not look good.

ARCHITECTURAL / SPECIAL PROJECTS:

Jamie Embry

Nothing to report.

PESTS:

Jamie Embry

Nothing to report.

POOL:

Diane Lafre

Opening day is Saturday, May 25, 2024

Michelle to call NW Natural to see if the club house needs a different gas pressure regulator.

Yuriy will email homeowners asking for help carrying pool furniture out for the season on Wednesday, May 22.

Vikki will contact pool monitors.

RENTAL COORDINATOR:

Michelle Doering

The Board needs contact information for owner of unit#66. Yuriy will email the owner.

OLD BUSINESS:

None.

NEW BUSINESS:

Sale of unit#31 is in closing step.

Currently units#58 and #78 are for sale.

The Board reviewed and adopted the documents to mail to homeowners for the annual meeting.

David said he is working on the Lease amendment for Fannie Mae acceptance.

The Board entered an executive session to discuss a homeowner's accident and a potential insurance claim.

The meeting was adjourned at 8:12 p.m. The next meeting will be held on June 5, 2024.