



Rivercliff Estates Homeowners Association  
Annual Board Meeting Notes  
Date: June 5, 2024

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

Michelle Doering, the current president, called the meeting to order at 7:02 p.m. Michelle welcomed everyone and thanked homeowners for coming. The quorum was not established. At 7:15pm Michelle adjourned the annual meeting and called a new Board meeting to order at 7:16pm. The meeting proceeded with the more than 25% required in attendance.

**COMMUNITY UPDATES:**

Michael Hughes from Brown and Brown insurance agency spoke on HOA insurance coverage. The policy renewal date is 7/13/24. The industry premiums have overall slightly increased over the last year.

**TREASURER'S REPORT:**

*Tom Dempsey*

Tom reported that HOA is in a healthy financial state. We continue to put money away into capital reserve fund.

**CAPITAL RESERVE :**

*David Wahlstrom*

David explained what capital reserve is for, providing some project examples. Deck painting is scheduled to start on June 10. David spoke on ground lease extension and potential sale closing issues for homeowners. Roofs and potholes were discussed.

**SECURITY:**

*Brett Clemens*

Michelle welcomed Brett to the security team. She advised treating the common areas as you would your own property – because it is your property, remember to lock doors and ask questions if you're unsure. Communication is key to community safety.

**WELCOME COMMITTEE:**

*Angela McLemore*

Michelle welcomed *Angela McLemore* to new role on the welcome committee. The committee has welcomed 6 new homeowners this past year.

**CLUBHOUSE RESERVATIONS:**

*Billie Gay*

Michelle welcomed Billie Gay, who volunteered to check on the clubhouse at a time of reservations. An additional rule would be to remove garbage can(s) out to the street after an event for Monday pickup by homeowners, who had reserved the club house.



**EXTERIOR FACILITIES & MAINT:**

Eric Leach

Eric spoke about gutter cleaning schedule and men's sauna repair, which is in progress. A question on windows glass cleaning was raised by homeowners, but the Board currently has no contractor to suggest.

**GROUNDS / LANDSCAPING:**

Heidi Pearce

The Board contracted a new landscaping company in 2024. Requests can be emailed via contact form on the HOA website. Landscaping waste bags or trimmings on tarps are to be left for pickup on Wednesdays. Homeowners voiced a concern on increasing weeds growing on the property. Heidi will address it with our landscapers.

**ARCHITECTURAL / SPECIAL PROJECTS:**

Jamie Embry

Jamie reported that all applications but one have been approved in the past year.

**PESTS:**

Jamie Embry

HOA uses Summit Pest service. They have reported lower rodent activities on the property. It was a high cost for treating land for moles, so it was skipped for now.

**POOL:**

Vikki Marlow

Michelle reported that pool service is now provided by Vikki, Rivercliff resident. She reminded that fobs are needed to enter the pool gate. The maximum pool guests are four including children per each homeowner. We need more pool checkers this season, homeowners were encouraged to send an email, if interested.

**RENTAL COORDINATOR:**

Michelle Doering

Michelle reported that HOA is at the threshold of permitting rental properties in the community. Homeowners were reminded to make the Board aware of their intention to rent a unit out to avoid problems.

**OLD BUSINESS:**

2024 garage sale was discussed and approved. The date was set for July 13-14.

**NEW BUSINESS:**

Michelle promoted the use of community Facebook page. Currently the group has 64 members.



**HOMEOWNER OPEN DISCUSSION:**

Voting was taken by voice regarding three open positions on the Board. Tom Dempsey and David Wahlstrom were re-elected to serve a three-year term ending 2027, Yuriy Yermakov was elected for term ending 2026.

The meeting was adjourned at 8:16 p.m. The next meeting will be held on July 3, 2024.