



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

**Board Members Present:** Michelle Doering, David Wahlstrom, Tom Dempsey, and Heidi Pearce.

Michelle Doering, the current president, called the meeting to order at 6:59 pm p.m. Michelle welcomed everyone and thanked homeowners for coming.

#### READING OF MINUTES

Michelle made a motion to approve May 2024 Board meeting minutes. Heidi second the motion and the motion was approved 4-0. Michelle read the minutes from the June 2024 annual homeowner minutes. Michelle made a motion to approve the minutes. Heidi second the motion and it was approved 4-0.

COMMUNITY UPDATES: Homeowners – Billie Gay, Jacob McGuire, Penny Johnson, Wally Lafrenz, John Sharkey

#### TREASURER'S REPORT: *Tom Dempsey*

Tom reviewed the financial reports. Tom reported on the renewal of our annual policy. David made a motion to approve the renewal. Tom second and was approved 4-0.

#### CAPITAL RESERVE: *David Wahlstrom*

David read the notes from the monthly Capital Reserve meeting. Deck painting and repair is continuing throughout the summer.

#### SECURITY: *Brett Clemens*

Michelle reported that a young boy has been damaging and disturbing the community. Michelle spoke to the boy and asked him not to return here, but he came back this week.

#### WELCOME COMMITTEE: *Angela McLemore*

#83 was welcomed. We are caught up on greeting new homeowners.

#### CLUBHOUSE RESERVATIONS: *Billie Gay*

No reservations for July.

#### EXTERIOR FACILITIES & MAINT: *Eric Leach*

#39 – needs siding replacement. Carlos to contact homeowner for details. Michelle sent homeowner our handyman contact information to assist with repair.

#### GROUNDS / LANDSCAPING: *Heidi Pearce*

#54 – retaining wall is in progress. Sprinkler system has been repaired and should be 100% functioning tonight. New control box purchased for Rose Pkwy. To be installed in July. We currently mow every other week. It was proposed to mow every week and add that to next year's budget.



ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry

#39 – Heidi provided the homeowner with architectural application and referred him to Jamie for consultation.

PESTS: Jamie Embry

20/30 bait stations have rodent activity. Homeowners need to be warned to not feed the birds and wildlife as it draws in the rats.

POOL Vikki Marlow

RENTAL COORDINATOR: Michelle Doering

#42 would like permission for a rental. Have not received application. We are close to maximum permitted so must have application and approval. Send homeowner notification.

OLD BUSINESS:

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

NEW BUSINESS:

A dog park was proposed. The board will research the liability and cost involved.

HOMEOWNER OPEN DISCUSSION:

#99 – Send a warning letter and fine about the feces. If landscaper vendor continues to provide feedback regarding the feces.

#54 – homeowners call animal control. Follow up with a letter about expected procedures with fine notice.

#35 – noise complaints – friendly reminder email sent.

#111 – HOA is waiting on legal advisement. HOA advised homeowners to call police when homeowner is behaving in a threatening manner. Homeowners recounted incidents and would like documentation and action taken

The meeting was adjourned at 8:52 p.m. The next meeting will be held on August 7, 2024.