



Rivercliff Estates Homeowners Association

Board Meeting Notes

Date: September 4, 2024

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

Homeowners Present: Joy Beldin, Brett Clemons, Vikki Marlow

Michelle Doering called the meeting to order at 7:00 p.m. Michelle motioned to approve the Agenda; Heidi seconded the motion and the Agenda was approved. Yuriy Yermakov read 8/7/2024 meeting notes. Michelle motioned to approve the meeting notes, David seconded the motion and meeting notes were approved.

PUBLIC COMMENTS:

Joy Belding suggested changing the paint color of the speed bump in front of her unit and landscaping behind her unit to make it look nicer. Speed bump was painted due to insurance requirements.

TREASURER'S REPORT:

Tom Dempsey

Tom reviewed the financial reports. HOA funds look good. The Board discussed the future bookkeeping needs.

CAPITAL RESERVE :

David Wahlstrom

David read the notes from the monthly Capital Reserve meeting. David motioned to accept the bid in the amount of \$6837.04 from Terra Firma Foundations to fix the sinking pool deck. Michelle seconded and the motion carried unanimously.

SECURITY:

Brett Clemens

Brett reported no incidents. He replaced the battery in smoke detector in club house.

WELCOME COMMITTEE:

Angela McLemore

Currently Michelle counted 4 units for sale.

CLUBHOUSE RESERVATIONS:

Billie Gay

Club house got 3 reservations in September.

EXTERIOR FACILITIES & MAINT:

Eric Leach

Sauna repair: need a general contractor, no sauna place or electrician will work on it.

Unit#73 roof leak inside the unit, Carlos is working with homeowner

Holes along fence in back – Carlos was dispatched to work on this

HVAC service for club house AC – Watts HVAC was called in.

Potholes – waiting on quote from Eastside Paving



GROUNDS / LANDSCAPING: Heidi Pearce
Heidi is collecting bids for the trees trimming project.

ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry
Jamie provided some details on unit#36 gas fireplace application. The Board decided on having the contractor install the venting pipe through the roof instead of siding. It was mentioned that unit #83 had AC replaced without prior Board approval.

PESTS: Jamie Embry
Skunks spotted on property. No action be taken at this time.

POOL: Vikki Marlow
Pool closed for repairs. Please, help move furniture into maintenance room.

RENTAL COORDINATOR: Michelle Doering
Unit #75 is moving out and the owner plans to sell.

OLD BUSINESS:
Michelle reminded Board members to provide FinCen IDs.

NEW BUSINESS:
After debating the issue, Michelle motioned to bid at the auction to acquire unit #111. Tom seconded it. Results of the vote: For: Heidi; Against: David, Jamie and Yuriy. Abstained: Michelle and Tom. Motion did not carry.
The Board discussed a need to amend By-laws regarding rental rules to make it more clear and have homeowners more accountable, if they rent out the entire unit or a part of it.

The meeting was adjourned at 8:46 p.m. The next meeting will be held on October 2, 2024.