



Rivercliff Estates Homeowners Association  
Board Meeting Notes  
Date: October 2, 2024

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

**Homeowners Present:** Lori Dawson, Brett Clemons, Vikki Marlow

Michelle Doering called the meeting to order at 7:02 p.m. Michelle motioned to approve the Agenda; David seconded the motion and the Agenda was approved. Yuriy Yermakov read 9/4/2024 meeting notes. Some corrections were made. Michelle motioned to approve the meeting notes, Eric seconded the motion and meeting notes were approved.

**PUBLIC COMMENTS:**

None

**TREASURER'S REPORT:**

*Tom Dempsey*

Tom reviewed the financial reports. Water bills stay inconsistent for an unknown reason. Some homeowners are late on HOA assessment payments. Tom will send letters to collect outstanding balances.

**SECURITY:**

*Brett Clemens*

Brett reported on the dark area on Rose Parkway. Michelle reported one car was broken into. Liz reported in the email on stolen landscaping bricks.

**HOSPITALITY:**

*Angela McLemore*

Currently Michelle counted 4 units for sale and 1 sold.

**CAPITAL RESERVE :**

*David Wahlstrom*

David read the notes from the 9/17 monthly Capital Reserve meeting.

**GROUNDS / LANDSCAPING:**

*Heidi Pearce*

Heidi said tree work is getting done on the property. Any sprinkler system issues will be addressed next year.

**EXTERIOR FACILITIES & MAINT:**

*Eric Leach*

Carlos is working on roofs and mailboxes. Eric got a promising lead on a sauna repair.

Unit#42. Michelle motioned to vote on "Does the Board want to spend additional money on pressure washing the building the unit#42 is in outside regular maintenance schedule". David seconded it. After the open discussion the Board voted 7 nays to 0 ayes and the motion was rejected.

**ARCHITECTURAL / SPECIAL PROJECTS:**

*Jamie Embry*

Nothing to report.



CLUBHOUSE RESERVATIONS:  
Club house got 1 reservation in October.

Billie Gay

PESTS:  
Nothing to report.

Jamie Embry

POOL:  
Terra Firma is tentatively scheduled for November 19.

Vikki Marlow

RENTAL COORDINATOR:  
Unit #42 rental application was received and approved.

Michelle Doering

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

NEW BUSINESS:  
2025 budget planning to start during November meeting and to get finalized during December meeting.

The meeting was adjourned at 8:29 p.m. The next meeting will be held on November 6, 2024.