



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: November 6, 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, Bruce Niss, Penny Kelly

Michelle Doering called the meeting to order at 7:02 p.m. Michelle motioned to approve the Agenda; Eric seconded the motion and the Agenda was approved. Yuriy Yermakov read 10/2/2024 meeting notes. Michelle motioned to approve the meeting notes, David seconded the motion and meeting notes were approved.

PUBLIC COMMENTS:

Homeowners asked on topics that would be discussed during the meeting.

TREASURER'S REPORT:

Tom Dempsey

Tom presented the HOA budget proposal item by item for the next year. Tom reviewed the financial reports. Tom reported on the development around the sale of unit 111. Homeowners discussed the troubles that its occupant is causing.

SECURITY:

Brett Clemens

One car was reported abandoned in the visitor's parking and will be towed. The section of asphalt on the path got raised and created a tripping hazard.

HOSPITALITY:

Angela McLemore

Pending home sales of unit 75, 78 and 101

CAPITAL RESERVE :

David Wahlstrom

David read the notes from the 10/15/24 monthly Capital Reserve meeting.

GROUNDS / LANDSCAPING:

Heidi Pearce

The Board discussed the new landscaping budget.

EXTERIOR FACILITIES & MAINTANANCE:

Eric Leach

For the sauna repair a general contractor is needed. Potholes – waiting on a quote from Eastside Paving. Moss removal on building E was completed. Carlos is doing various projects on property.

ARCHITECTURAL / SPECIAL PROJECTS:

Jamie Embry

Unit 7 - received application for new front door

CLUBHOUSE RESERVATIONS:

Billie Gay

11/7 and 11/21 reservations



PESTS:

Jamie Embry

Summit visited on October 10 and reported a moderate pest activity.

POOL:

Vikki Marlow

Terra Firma is tentatively scheduled for November 19.

RENTAL COORDINATOR:

Michelle Doering

Nothing to report.

OLD BUSINESS:

Michelle reminded Board members to provide FinCen IDs. New “Non-owner occupied unit application” form discussion to take place at later meetings.

NEW BUSINESS:

2025 budget proposal to get approved at next meeting.

The meeting was adjourned at 8:32 p.m. The next meeting will be held on December 4, 2024.