



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: December 4, 2024

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

Homeowners Present: Brett Clemons, Vikki Marlow, John Sharkey and Penny Kelly

Michelle 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 read 11/6/2024 meeting notes. Michelle motioned to approve the meeting notes, Tom seconded the motion and meeting notes were approved.

PUBLIC COMMENTS:

Penny asked about a car parked on the street, it has been called in. John asked if an electrician was found for porch light replacement.

TREASURER'S REPORT:

Tom Dempsey

Tom reviewed the financial reports. Cash is looking very good. A lot of money was put into capital reserve. Tom is working on a few delinquent assessment accounts. The Board discussed the proposed 2025 budget. Tom motioned to accept the presented budget, Eric seconded. The budget was unanimously approved. As a side comment, Penny proposed to start collecting advanced assessments from new owners who bought into community.

SECURITY:

Brett Clemens

Nothing to report.

HOSPITALITY:

Angela McLemore

Unit #31 new owner Karen Giullette to be welcomed on Sunday.

CAPITAL RESERVE :

David Wahlstrom

David read the notes from the 11/19/24 monthly Capital Reserve meeting. David motioned to accept the bid from Snuggs to power wash siding and decks in 2025. Michelle seconded the motion. The Board voted and the motion carried unanimously.

GROUNDS / LANDSCAPING:

Heidi Pearce

The Board will reach out in the next newsletter to ask for volunteers to monitor and provide quick feedback on landscaping work being done on the property. Brett offered to spearhead this group.

EXTERIOR FACILITIES & MAINTANANCE:

Eric Leach

Men's sauna is working now. Carlos inspected the reported roof leak at unit 114, but did not find any active leak. The Board discussed the request from unit 17 regarding moss on steps and concrete safety. This should be addressed during scheduled maintenance in spring of 2025.



ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry
Unit 80 – received application for windows and sliding doors replacement.

CLUBHOUSE RESERVATIONS: Billie Gay
12/28 reservation

PESTS: Jamie Embry
Nothing to report.

POOL: Vikki Marlow
Terra Firma completed the job on swimming pool deck. The next step is to resurface it. The Board will discuss this at later time.

RENTAL COORDINATOR: Michelle Doering
Nothing to report.

OLD BUSINESS:
None.

NEW BUSINESS:
Clogged drain was reported north of the club house. David proposed to create a designated firepit areas on the property for resident recreational use. This will require to update existing general rules.

The meeting was adjourned at 8:21 p.m. The next meeting will be held on January 8, 2025.