



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: August 7, 2024

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

Homeowners Present: Joy Beldin, Stephanie Richards, John Sharkey, Brett Clemons, Penny Kelly

Michelle Doering called the meeting to order at 7:04 p.m. Michelle Doering presented the Agenda; the Agenda was approved. Michelle Doering read 7/3/2024 meeting notes. The notes were approved.

PUBLIC COMMENTS:

Stephanie and Joy voiced a concern about weeds on the property. Heidi replied the landscapers will use weed eaters to cut down. Homeowners thought it would be appropriate to use capital reserve fund to pay for certain landscaping maintenance projects.

Penny asked what can be done about a barking dog at unit#72. Michelle replied that this would be put in the next newsletter. Penny reported a leaking roof, Michelle will forward this to Carlos to look at.

John asked on the status of porch lights replacement. Eric is working on a second bid.

TREASURER'S REPORT:

Tom Dempsey

Tom reviewed the financial reports. Balance sheet looks good, but legal fees are going up. Zelle is now available to set up to pay HOA assessments as long as homeowner's roster name will appear on the transfer.

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

Brett reported that lights are fine. There are holes under the fence on the north side.

WELCOME COMMITTEE:

Angela McLemore

The committee welcomed a new owner of unit #59

CLUBHOUSE RESERVATIONS:

Billie Gay

None

EXTERIOR FACILITIES & MAINT:

Eric Leach

The pothole on Siskyou still needs attention. So is men's sauna. The Board is having a difficulty finding a contractor, who can repair due to its age. There is a thermostat/HVAC issue, Michelle will contact someone who will service.



GROUNDS / LANDSCAPING:

Heidi Pearce

Heidi reported an irrigation leak near unit#70. Landscapers misplaced a key fob to the club house, but we hope to re-acquire it.

ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry

Jamie received and approved unit#14 application for a A/C unit. The Board discussed unit#36 gas fireplace application. Jamie will ask a homeowner, why the venting pipe cannot be installed through the roof instead of siding.

PESTS: Jamie Embry

Unit#52 outside cats get into other owners units and aggravate their indoor cats and poop in gardens. The HOA will send a letter to homeowner. Another letter will be sent regarding same unit's broken/damaged garage doors.

Unit#99 Dog barking complaints persist. Neighbors should call Multnomah County Animal Control number to report. The owner is working to re-home one of the dogs. The Board already fined the owner twice for this violation.

POOL:

Vikki Marlow

Pool inspection by County is in progress. Michelle suggested to make and display new signs with updated pool and clubhouse rules. More discussion on this to follow.

RENTAL COORDINATOR:

Michelle Doering

The Board discussed renter behavior while using common elements. Rules are to be updated to only allow homeowners and those other residents who have been registered in HOA roster. All others will not be able to use amenities. More discussion to follow.

OLD BUSINESS:

None

NEW BUSINESS:

It was discussed that a new amendment to general rules is needed, whereas all homeowners must provide the names of anyone using the facilities outside of the homeowner's guidance. This would include renters and anyone over the age of 15 since they can use the pool without a parent.

The meeting was adjourned at 9 p.m. The next meeting will be held on September 4, 2024.