



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: January 8, 2025

Board Members Present: Michelle Doering, David Wahlstrom, Tom Dempsey, Jamie Embry, Yuriy Yermakov

Homeowners Present: Brett Clemons, Lori Dawson, Derol Whiteside, Liz Haebe, Karen Gillette and Penny Kelly

Michelle called the meeting to order at 7:01 p.m. Michelle motioned to approve the Agenda; David seconded the motion and the Agenda was approved. Yuriy read 12/4/2024 meeting notes and after some corrections the meeting notes were approved.

PUBLIC COMMENTS:

Penny voiced her concern about the possibility of illegal drug manufacturing activity by former owner of unit 111. The Board decided to reach out to HOA attorney for guidance in this matter.

TREASURER'S REPORT:

Tom Dempsey

Tom reviewed the financial reports and summarized the 2024 budget results. The HOA was able to finish the year within the allowed budget. The last couple of delinquent homeowner accounts are on track to be paid in full. Michelle reported that Annual HOA Dues letters were sent on 12/15/24.

SECURITY:

Brett Clemens

The HOA signed a new agreement with Tri-County Towing. The contract rate is \$125 per two years. The authorized tow callers are Michelle, Tom and David.

HOSPITALITY:

Angela McLemore

Unit #75 Kelly McIntosh and Emilia Evans
Unit #78 Laura Kayser

CAPITAL RESERVE :

David Wahlstrom

David went over the projects discussed during monthly Capital Reserve meeting, such as gutter replacement on two units, pothole on Siskiyou Ct, broken path light replacement, driveway work for unit #14.

GROUNDS / LANDSCAPING:

Brett Clemons

Brett reported that the landscape monitoring volunteer group is shaping up. Michelle will meet landscapers on 1/9/25 and is planning to set up a Zoom meeting with volunteers.

EXTERIOR FACILITIES & MAINTANANCE:

Eric Leach

The request from unit #17 regarding moss on steps and concrete safety will be completed by Carlos.

ARCHITECTURAL / SPECIAL PROJECTS:

Jamie Embry

Unit #44 – new garage doors installed. Jammie to put on the list to follow up with painting this summer.



Unit #31 – new storm door installed.

CLUBHOUSE RESERVATIONS:

Billie Gay

1/11/25 reservation

1/26/25 reservation

PESTS:

Jamie Embry

Summit visited on January 3 and reported medium activity. The Board discussed reported repeating incidents where squirrels force their way into the unit. As of now, it appears to be caused by the homeowner of unit #24, who rehabs, releases and domesticates the squirrels. Yuriy made a motion to discuss new regulations to ban bird feeders on the property, units' patios and decks. Michelle seconded. The Board decided to table the motion and have a discussion later to formulate a new rule to address this issue.

POOL:

Vikki Marlow

Coyotes were spotted swimming in the pool.

RENTAL COORDINATOR:

Michelle Doering

Unit #23 is vacant.

OLD BUSINESS:

None.

NEW BUSINESS:

Letters were sent to homeowners noticed violating the HOA general rules regarding parking, keeping garbage/recycling bins in front of units, and broken windows. In the next newsletter Liz will remind residents that curb appeal is important and we all need to work on it.

The meeting was adjourned at 8:29 p.m. The next meeting will be held on February 5, 2025.