



Rivercliff Estates Homeowners Association
Board Meeting Notes
Date: March 5, 2025

Board Members Present: Michelle Doering, Eric Leach, David Wahlstrom, Jamie Embry, Yuriy Yermakov

Homeowners Present: Brett Clemons, Lori Dawson, Joy Beldin, Liz Haebe, Penny Kelly, Todd Adkisson, Signe Larson, Billie Gay, Tsering Chorom, Michael Vraneza, Joy Beldin, Kelli McIntosh, John Sharkey

Michelle called the meeting to order at 7:04 p.m. Michelle motioned to approve the agenda; David seconded the motion and the agenda was approved. Yuriy read 2/5/2025 meeting notes. Michelle motioned to approve the notes, David seconded, and the notes were approved.

Guest speakers Josh and Lance from East West Landscape made a presentation outlining what they will be focusing on doing this year on the property, including more pruning and more moss and weed control.

PUBLIC COMMENTS:

Penny asked about the removal of moss from the driveways and stairs. Joy offered some suggestions on landscaping.

TREASURER'S REPORT:

Tom Dempsey

Lori passed around the financial statements and answered questions.

SECURITY:

Brett Clemens

A&B Towing was contracted. Signs posted and the white car off Siskiyou is gone. Camper trailer on Rose parkway is still a problem. The city received over 200 reports on it, but did not tag it yet.

HOSPITALITY:

Angela McLemore

No new homeowners.

CAPITAL RESERVE:

David Wahlstrom

David read minutes from February monthly Capital Reserve meeting. Michelle motioned to approve the 2-inch-deep mulch installation by East West Landscape and pay \$32,733.80 Eric seconded it. Vote result: For – 5; Against – 0. Motion carried.

GROUNDS / LANDSCAPING:

Brett Clemons

Brett had a team meeting on 3/1/25, they discussed the team's agenda on how to work with landscapers. Concrete is damaged around the garden box area, Eric to follow up how to repair it. Carlos is scheduled to grind stumps at units #75, #67 and #81. Major paid for landscape items this year are fall aeration (\$9000) and spring pruning catch up (\$6200)



EXTERIOR FACILITIES & MAINTANANCE: Eric Leach

Eric announced the details of annual Snugs power washing. Michelle will make copies of door notices to post. Email notifications will go out on 3/5/25 to residents. Most Board members volunteered to supervise the quality of cleaning. Eric will follow up with Carlos on pressure washing and mildew build up at unit #17.

#26 - Carlos cleaned out the driveway drain and suggested that that row of units needs it done regularly due to their location.

#80 - new mailbox installed, owner to pay cost to HOA

#41 – request to repair the mailbox

#42 – French drain in the back. East West bid was \$1800. Carlos will do it for the hourly wage, but not to exceed \$1000.

#110 - front porch railings rusted out on both sides. Guy is scheduled to repair it.

#37 – potential water leak under or around the unit reported by the owner. Eric to follow up.

#106 – owner reported moisture in their attic, which is owner’s responsibility to prevent or correct.

ARCHITECTURAL / SPECIAL PROJECTS: Jamie Embry

#103 – request to place a small tool shed on patio.

#24 – request to install a new garage door.

CLUBHOUSE RESERVATIONS: Billie Gay

3/15/25 reservation

PESTS: Jamie Embry

#25 – droppings or mole in front yard by the down spout. Carlos inspected the roof/gutter and found no problem. Also possibly caused by a clogged down spout. Jamie and Eric to follow up.

#72 - owner reported a yellow jacket nest above the garage.

POOL: Vikki Marlow

Need to schedule pool draining and cleaning, so we can install the light.

Pool decking research must be done by the capital reserve committee, so all work be done before May.

RENTAL COORDINATOR: Michelle Doering

None.

OLD BUSINESS:

NEW BUSINESS:

#101 – going up for sale. Estate sale approved for April 3-6.

#13 – for sale

Heiberg garbage cans to be delivered this month.

The meeting was adjourned at 8:40 p.m. The next meeting will be held on April 2, 2025.