

## **BOARD MEETING**

Riviera Heights Homeowners Association  
3040 Riviera Heights Drive  
Kelseyville, CA 95451

**June 6, 2008**

The meeting was called to order at 4:10 PM with a quorum present.

Board Members Present: Bonnie Piccolo, Nelson Powley, Rebecca Knieval  
Absent: Brennan Conaghan

Other Present: Louise Theall, Secretary to the Board  
Homeowners: Seven (7)

*Homeowner Comments:* The following are concerns of Homeowners that spoke: there should be a better way to announce the cancellation of a meeting; more should be done to interest Homeowners in attending functions and Board Meetings; the pros and cons of TCDs should have been dealt with in greater detail in the survey letter; and excessive weeds on a specific property.

It was noted that the State of California had released fund to clear lots for fire prevention and Dave M. will research the applicability and availability of these funds.

*Administrative:* Account balances: Operating - \$21,627.39; ARC Acct - \$17,919.56; and Special Assessment - \$135.00.

Anna McComber, Notary and Election Inspector, accompanied Linda to the Kelseyville Post Office for the mailing of five hundred sixty (560) Election Ballots on May 16, 2008.

Mickey Mee and the VIPs will help with the luncheon for the Annual Meeting on June 21, 2008.

The Speed Humps consensus letter was mailed on May 29, 2008.

In the future all membership mailings should be posted and mailed and not handed to an individual even though it does save postage.

There was a discussion of the division of responsibilities between the Pool Monitors and Maintenance.

The unclaimed construction deposits in the ARC Account that are being transferred to the general fund will be tracked separately.

*Wells Easement:* Dave M. gave an overview of past events concerning the easement and activity on Wells property near the Wilderness. There is a public hearing on June 12 at 9:05 AM. Dave advised that Mr. Ted Elliott will provide to him an update on the outcome of the hearing.

*Treasurer:* Rebecca asked for input concerning expected larger expenditures to be included in the Budget for the next year. They included the pool retrofit, Marina Repair, Weed Abatement of RHHA properties, and Clubhouse roofing

Pool: The pool has to be retrofitted to comply with Government Rules by December, 2008. Maintenance reported one estimate of \$900 plus labor. He was asked to seek additional quotes and more information about how the retrofit is to be accomplished.

The pool was leaking, but it is not known if it is actually the pool, fittings or pipes.

There was a request for additional info on the cost of propane associated with the pool, the cost of a pool cover and projected savings.

Six (6) new chairs have been purchased and there is a need for new umbrellas. The building of a shade area (frame support with shade cloth) was suggested. Dave and Nelson plan to check out the one at Riviera West

*Marina:* Nelson reported the repair work at the Marina is on schedule and the cost is to be paid with the unclaimed ARC deposits.

Maintenance is in process of cleaning dirt and overgrowth of weeds on the road down to the Marina.

*Weed Abatement:* Association properties need some weed abatement. Actions needed are defining the areas, determine if firebreak is adequate, and research costs.

*Roofing:* There had been one bid of \$30,000 for reroofing the Clubhouse. Additional bids are to be sought hoping for a more economical solution. Follow up report will be at the next meeting.

ARC Rules Rewrite: Bonnie is making some changes to the boiler plate rewrite of the ARC Rules. She will then send a copy of all Board Members to look over and return statement to her.

*GYM:* Bonnie asked Maintenance to disassemble and take to the dump old, unusable gym equipment. Maintenance stated he will need to rent a trailer to do a dump run when he has finished the road cleaning and will include this equipment with this trip.

The next meeting is the Annual Meeting, June 21, 2008, at 10:00 AM.

The meeting adjourned at 6:30 PM

Respectfully Submitted,

Louise Theall  
Secretary to the Board

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
Bonnie Piccolo, President