

ANNUAL HOMEOWNERS MEETING & ELECTIONS

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

June 21, 2008

With a quorum determined to be present, the meeting was called to order at 10:15 AM by Bonnie Piccolo, President.

Board Members Present: Bonnie Piccolo, Nelson Powley, Rebecca Knievel
Absent: Brennan Conaghan
Others Present: Linda Unruh, Office Administrator
Louise Theall, Secretary to the Board
Anna McComber, Inspector of Elections
Elizabeth Davis, Assisting Inspector of Elections
Burl McDaniel, Membership Attendance
Homeowners Present: Thirty-five (35)

Election of Officers: Linda read the voting instructions as stated in the Instruction Letter mailed with the ballots.

Bonnie announced that all ballots must be received by the Inspector of Elections by 10:30 AM

Financial Status Update: The Treasurer presented a Profit and Loss Statement for this fiscal year through June 20, 2008.

Comments from Homeowners covered the following subjects: greater detail on the P&L, the increase of Homeowners Dues, unpaid dues and the Reserve Fund

Rebecca reported that a detailed budget will be available within the next few months. One can get copies by contacting Rebecca or requesting one from the office when available.

Account Balances as of this date are:

Operating	\$16,186.90
ARC:	\$17,844.48
Spec Asses:	\$ 135.00

Linda reported that in the first quarter of 2008 there was an outstanding balance of \$56,000 in unpaid Homeowners dues. In May twenty-six liens (26) liens for approximately \$26,000 were recorded against properties with outstanding Homeowners Dues. To date three (3) of these are paid in full. Approximately fifty-five "final notice" letters were sent to all other Property Owners with unpaid 2007-2008 HOA dues.

To date, \$18,000 of the original \$56,000 has been collected leaving \$38,000 outstanding in Account Receivable (A/R) on our books. The next step on any unpaid "final notice" will be to send Pre-lien notices and then record liens on any remaining unpaid balances.

Linda stated that approximately 6% of the Property Owners do not pay their Association Dues.

Bonnie stated that pre-lien notices had been sent to four additional property owners and liens will be filed within 30 days.

Fire Safety: The Board is in the process of contacting State and County authorities to find out if grants of any kind are available for help with clearing lots when Homeowners do not comply. Burl reported that about 35% of offenders responded to the first letter sent to Homeowners (with the assistance of the Fire Department).

The Resource Conservation District has a chipper program in the county. Forms are available in the RHHA Office.

Speed Hump Survey Results: Bonnie announced that the survey was mailed to all Homeowners. Approximately 20% responded. The results were seventy (70) no and fifty-seven (57) yes.

She stated there are other ways to go forward with speed control. They consist of contacting CHP for a speed sign, contact companies whose vehicles are in Riviera Heights frequently and ask for their help, and hash marks. Contacting the Physical Fitness Program was a suggested option. Funds might be available through them to help with walking paths since widening the roads for walking is too costly.

Marina: Nelson thanked all volunteers, who helped with the clean up at the Marina and Dave who also provided assistance. The path to the beach has been widened; the soil, rocks and weed have been removed from the road and parking area; and trees have been trimmed. The old ramp has been removed, and the Dock has been repositioned and refurbished. A ladder and cleats have also been added to the Dock. The cost was \$2,904.00.

There will be a Grand Reopening July 19th.

Road Repair: The chip seal of RHHA roads has been rescheduled to July 14.

Pool: Nelson reported that the Pool has been cleaned, equipment room cleaned out, and a new energy efficient pool pump installed. Methods of controlling the cost of running and heating the pool are being researched. Options are solar or pool cover.

A homeowner reported that the red surface around the pool is really hot to walk on and is beginning to peel. The Board will look into a lighter color or different type of surface. The warmth of the handrails might be researched at the same time.

Additional Homeowner Comments: There is improper parking and loud music coming from a residence on Westridge. The Board responded that a letter had been sent to the property owner approximately three weeks ago. To date, no response has been received. The owner has 30 days to respond before additional action can be taken.

Homeowners who live in Morningside area requested that one of the RHHA information boxes be installed near their mail boxes. Maintenance will take care of this.

Volunteers: Anyone interested in volunteering, please fill out one of the forms located on the table by the door.

Gym: Bonnie is working on reconditioning the Gym. The carpet needs cleaning, and walls need painting.

VIPs: A Luau is planned for September.

Thanks: Linda thanked Louise Theall for serving as Secretary to the Board and lending additional assistance; she thanked all those who volunteered many, many hours making sure all the mailings would go out on time; she also thanked Raquel Costello-Lewis for overseeing the Speed Hump Survey, and the VIPs for all their work in preparation of today's luncheon.

The meeting adjourned to a luncheon at 11:28 AM.

The Meeting reconvened at 12:15 PM

Election results:

Bonnie Piccolo	140
Karin Armstrong	110
Dave Lewis	107
Gary Taucer	98
Diana Pfuller	54
Larry Pennington	2 - Write In

A special thanks to all who ran for the Board!

An Executive Meeting was scheduled for Friday, June 27, 2008, at 5:00 PM.

Meeting Adjourned at 12:35 PM.

Respectfully submitted:

Louise Theall
Secretary to the Board

Approved _____ DATE _____
Nelson Powley, President