

BOARD MEETING

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

August 6, 2008

The meeting was called to order by the President at 7:03 PM.

Board Members Present: Nelson Powley; Bonnie Piccolo; Rebecca Knievel,
Dave Lewis, Karin Armstrong

Others Present Louise Theall, Secretary to the Board
Linda Unruh, Office Administrator
Bob Cate, ARC

Homeowners Present: 10

Minutes: A copy of the minutes was given to all Board Members to read. A motion was made by Bonnie to approve the minutes with a second by Karin. The approval was unanimous.

Presidents Comments: The President clarified the purpose of Board Meetings and Homeowners Meetings. Board Meetings are working meetings for the Board with Homeowners given an opportunity to speak at the beginning of the meeting. The Homeowners Meeting is designed to keep the Homeowners updated and provide for a Q & A time.

Homeowner Comments: The scheduling of Homeowner comments on the Agenda was discussed. The President pointed out that since some of the Board Meetings last several hours, it would be an advantage to the Homeowners to speak at the beginning.

When five Homeowners were concerned about letters received for non-compliance with Fire Safety Rules, it was agreed that the Fire Safety agenda item would be moved up to follow the ARC Rules vote.

ARC Rules Revision Vote: Having complied with required procedures, the ARC Rules Revision was presented for final approval. Karin made a motion that they be approved with a second by Bonnie. There was a discussion concerning protecting views, permission for removal of trees related to the size of the tree trunk and the required minimum square feet for new construction. The final vote was as follows: Nelson, yes; Bonnie, yes; Rebecca, yes; Dave, yes; Karin, yes.

ARC Rules Free Standing Page: Since the \$250 permit requirement is for major construction, there will be only the definitions page; it will be integrated into the definition page. Bonnie is working on this. To answer a Homeowners question, Nelson stated that the \$250 permit fee goes into the general fund to cover associated costs.

ARC Members: Nelson welcomed Bob Cate who had agreed to return to the ARC.

Fire Safety/ Weed Abatement: Several Homeowners participated in the discussion of their non-compliance notifications concerning perception versus reality. It had to do with the format of the letter, branches from neighbors' trees extending over into their property, branches touching electrical wires, and their belief that 30 days was not sufficient time to resolve the problems. Nelson asked that they put their responses in writing just as they had presented them at the meeting and we will work with them. If one does not respond in writing, the noncompliance will result in a fine. The Association has received a letter pointing out that the Clubhouse has branches over it. Maintenance will take care of that.

Additional fire safety communications will be forthcoming in the next newsletter and in the Association mail boxes. The Board continues to work on the plan for a fire break on the greenbelt lands. Dave Meisle has a possible contact that might do this.

CC&Rs Rerecording: Bonnie Piccolo, past President, and Nelson Powley, current President will sign the notary page in preparation for the recording.

Treasurers Report: Account Balances:

Operations -	\$83,758.57
ARC -	9,844.48
Special Assessment -	135.00

Rebecca distributed the Profit & Loss statement for July 2008 for review and discussion.

Pool: Shade: Shirlee Taucer presented a bid for a canopy resulting in a discussion of the pros and cons of a canopy versus umbrellas. The compromise was one canopy 10 x 20 ft and up to three umbrellas not to exceed \$550.00. Bonnie stated that she did not like the canopy option but was willing to give it a try as long as it was dismantled during the winter months. Rebecca made a motion that the purchase be approved with a second by Karin. The vote is as follows: Nelson, yes; Bonnie, yes; Rebecca, yes; Dave, yes; Karin, yes.

Pool: Finish around pool: John Meyers volunteered to assist in obtaining a more appropriate paint and help in accomplishing this project.

Marina: Nelson thanked Rebecca Knievel and Dave Meisle who put together the celebration for the refurbishing of the Marina. There was a BBQ with all the trimming with 40-50 people in attendance.

Having coordinated by phone with other Board Members, Nelson and Dave M. arranged with the Sweepers at a cost \$500.00 to sweep the access road.

Road Repair Update: Equipment trouble has caused delays again; however, the company plans to rent equipment and continue work tomorrow (7th).

Office: Linda reported the rekeying of the Marina is on schedule for September 8th at a cost of \$685.83. Property Owners wanting a key must pick it up in person and sign for it. Linda distributed a draft copy of the Letter.

Linda also reported that approximately \$89,000.00 of Homeowners dues is still outstanding for this fiscal year.

Bonnie is researching a speaker for Fire Safety.

It was agreed that Linda would use the same company that was used last year for the preparation of Association tax returns.

The combination to the Clubhouse gate will be changed.

Wilderness: Nelson reported one property owner has been sent a letter concerning unauthorized use of motor bikes in the Wilderness Area. A draft of a proposed sign stating that motorized vehicles of any kind are restricted was presented. Nelson will contact the county concerning rules on this type of sign. There was also some discussion of marking the RHHA property line in relation to the other properties and the multiple use easement.

Maintenance: Nelson read a statement (copy attached) of the accomplishment of Maintenance and costs savings. There was a discussion concerning the setting of priorities for maintenance and who should be responsible for it.

New Business: There should be a monthly update to the Board from the Office and Maintenance concerning items in progress or accomplished.

A letter of appointment of our new ARC Members is to be prepared.

Additional Homeowner Comment: There was a suggestion a sign be placed at the entry Riviera Heights to advertise meetings.

Adjournment: The Board adjourned to an Executive Meeting to discuss operational matters.

Respectfully Submitted,

Louise Theall
Secretary to the Board

APPROVED _____ Date _____
Nelson Powley, President