

Minutes from:
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING
FRIDAY, AUGUST 1st, 2025

- **MEETING CALL TO ORDER**

Meeting called to order at 11:05 am

- **ROLL CALL**

Board Members:

Kathy Andre, President – present

Susan McGurgan, Vice-President – present

Antony Bisaccio, 2nd Vice-President - absent

Vicky Lauritzen, Treasurer – present

Vacant position, Secretary

- **APPROVAL OF MINUTES – June 28th-Annual Meeting**

Approval of Annual Meeting Minutes postponed until September board meeting

- **TREASURER'S REPORT**

- Vicky Lauritzen, Treasurer, reported Account Balances/Financial Recap for June 2025. These reports were available as handouts to Board Members and RHHA residents in attendance, and a copy will be included with these minutes.
- It was noted that for the fiscal year 2024-2025 there were 40 property transfers. The prior two years had approximately 50-60 transfers each, whereas past years the average had been 10 per year. Cost of fire insurance is likely one contributing factor in the turnover.

- **CLUBHOUSE/OFFICE**

- Parking Lot Asphalt at Clubhouse and Marina - reserve projects completed, including the repair of two sinkholes at the Marina
- RHHA Monthly Board Meetings
Susan McGurgan made motion to move meetings to 1st Thursday of each month at 2 pm
Seconded by Vicky Lauritzen
Unanimously approved; to begin in September
- Collections Representative – job posted to Indeed, continue to search for best solution.
Have researched using collections companies, doesn't economically meet needs of RHHA
- Maintenance/Handyman - job posted to Indeed; interim Maintenance person on Staff
- AB130 - discussion of challenges created by new law, legal counsel from Adam Sterling and impact on HOAs
 - Steps of hearing process must be revised
 - Fine schedule must be completely revamped
 - Creates additional costs to HOAs

- Impacts ability of HOAs to adequately enforce CC&Rs
- AB130 supersedes current CC&Rs
- Estimate it will take at least a year for legal challenges, glitches to be ironed out
- Currently planning to close the Umpqua Reserve Checking Account and transfer funds to CFCU or SBMC.

PRESIDENTS REPORT

A. RHHA FIREWISE

- RHHA Annual Property Fire Risk Inspections- 74% are cleared (462 properties)
- Fire Risk RE-INSPECTIONS-Ongoing for properties not in compliance
- Letter sent out to those whose properties remain in non-compliance
- 167 properties not cleared, but 66 of those are in progress
- Benefit Zone – 34 properties; county not clearing any this year
- Began RHHA Firewise program about 8-9 years ago, starting with vacant lots that posed the greatest fire danger
- Fire Representative - Job Posted to Indeed

B. KONOCTI FIRE SAFE COUNCIL

- Clearing of original CAL FIRE fuel break behind RHHA (above Skyline Drive) underway; 35 acres to be cleared; will help to protect RHHA from fires coming down from above on Mt. Konocti
- Awarded an \$89,000 through PG&E; RHHA is requesting a portion of that be used to clear land behind Marina View Drive, adjacent to Soda Bay Road
- New CAL FIRE grants were just announced, working toward being awarded more for KFSC

C. CODE ENFORCEMENT

- Code Enforcement is pending the new law AB130
- RHHA is currently dealing with two serious issues : a roof falling off an abandoned house and a tenant causing neighborhood disturbances (Sheriff and CHP are involved.)

D. ARC

- ARC enforcement is also pending due to AB130

E. MARINA

- Signs with all rules are in process of being made and will be posted at Marina

F. POOL

- Planned pool hours for the month of August will remain at 7 days a week, 10am-8pm- subject to change.
- Usually leave pool open until at least mid-September, weather permitting
- Obtaining bids and evaluation for any needed repairs/replacement of pool interior and deck as needed - reserve project for next fiscal year.

G. SOCIAL COMMITTEE:

- Spectrum of L.I.G.H.T. Plant-based Food & Beverage Tasting-Sunday August 3 @11 am
- Sunday Sundaes - Every Sunday from 1-3 pm through Labor Day
- Water Aerobics - Every Tuesday and Thursday at 10 am
- Friday Fun Nights - 2nd Friday evening at 6 pm at clubhouse
- Survey results will be reviewed soon

• **OPEN FORUM**

- Sign needed at Skyline Drive and Riviera Heights Drive; county has no budget for this
- RHHA will have one made

• **ADJOURNMENT OF MEETING** at 12:15 pm

***Next RHHA Board Meeting will be held on Thursday, September 4, 2025, at 2 pm**