

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, AUGUST 8, 2024

The RHHA Monthly Board of Directors meeting was held on Thursday, August 8, 2024 at the RHHA Clubhouse, both in-person and via ZOOM.

- **MEETING CALL TO ORDER**

Meeting called to order at 2:01pm

- **ROLL CALL**

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President – present

Anthony Bisaccio, 2nd Vice President - absent

Vicky Lauritzen, Treasurer - present

Chris Welch, Secretary - present

- **APPROVAL OF MINUTES** – from June 29, 2024, Annual Meeting & Election Meeting of July 27, 2024
Board Members unanimously approved and adopted minutes from both meetings as submitted.

- **TREASURER’S REPORT:**

Account Balances/Recap were reported by Vicky Lauritzen, Treasurer

These reports were available as handouts to members in attendance.

- **CLUBHOUSE/OFFICE:**

1. Results of July 27, 2024, reconvened election meeting for RHHA Board of Directors were announced. The RHHA Board Members for the 2024/2025 fiscal year are as follows:

Kathy Andre – President

Susan McGurgan – Vice President

Anthony Bisaccio – 2nd Vice President

Vicky Lauritzen – Treasurer

Chris Welch – Secretary

The Board acknowledged and thanked Byron Turner, former board secretary, for his contribution and service to the RHHA Board over the past three years.

2. Annual dues statements for 2024/2025 fiscal year mailed to owners mid-June 2024 and monies from dues are being received at RHHA office and via Paylease.

3. Annual Financial Review with Zach Pehling of Pehling & Pheling, CPA’s will be held on August 9, 2024

4. Water leak at Clubhouse – Lake County Special Districts responded to call from RHHA in response to reported water leak at Clubhouse. Special Districts repaired leak and charged RHHA \$1800 for water loss. RHHA appealed and that appeal was rejected by Special Districts. RHHA has also received approximately 5 calls recently from residents who are experiencing water leaks at their house and are directed to Lake County Special Districts, as RHHA is part of Special Districts 20.

PRESIDENTS REPORT:

A. RHHA FIREWISE - UPDATE:

1. Property Fire Risk re-inspections on-going

originally inspected 630 Properties in early Spring 2024

Approx. 65% of properties have now been cleared by homeowners.

219 properties remain in non-compliance at this time, with at least 58 owners currently working with RHHA to bring their properties into compliance. Another estimated 25 properties will be sent to county for clearing via the Benefit Zone program. Fines have been levied on properties that are not in fire abatement compliance.

Brief discussion about challenges with some residents to get their property in compliance.

2. Reflect to Protect address signs/program – update

Kelseyville Fire Dept NO longer selling or installing address signs.

Lake County Sheriff's Dept looking for solutions to this matter, including making and installing signs, with possible help from NCO and CERT. In the meantime, residents should look to other sources such as Amazon Prime to order address signs.

3. RHHA Fire Hydrant blue box dots installation

Installed at each Fire Hydrant by the RHHA and look to keep up every year.

4. RHHA Fire Hydrant inspections

Currently in process by Lake County Special Districts.

Will request a full copy of the report for 2024 as we have obtained in prior years.

5. Fire Mitigation on RHHA communal area properties:

- **RHHA fire abatement clubhouse on-going**
- **Fire Mitigation using goats/grazing on CAL Fire fuel breaks surrounding RHHA**

Goats are currently working in Wilderness Road area, but due to smaller size of herd this year the grazing work is going slower than originally anticipated. This project is funded from grant monies obtained by CLERC through Cal Fire. Goal is to maintain fuel breaks to allow Cal Fire to get equipment and crews safely up to Wilderness Road area in case wildfire comes over Mt. Konocti, slowing or halting the spread of wildfire into RHHA and giving members more time as possible to evacuate.
- **Mitigation work is also being addressed at Marina**, including clearing several hazardous trees falling near the roadway.

6. Benefit Zone properties are being submitted to County by RHHA for fire abatement.

These generally include properties whose owners are deceased, have abandoned the properties or those owners who are not working at all with RHHA to bring their properties into fire abatement compliance.

7. Fall Chipper Days event – funding

We are tentatively looking at 1st or 2nd week of November for RHHA Fall Chipper days. Exploring grant funding options with CLERC to subsidize this project. CLERC helped to subsidize \$7,250 in grant funds for RHHA Spring Chipper Days. Awaiting funding reimbursement.

B. KONOCTI FIRE SAFE COUNCIL – update

KFSC was awarded a grant today for \$5000 to do direct mailing programs about evacuation preparedness in the event of fire targeted to local residents in the Soda Bay Corridor.

C. POOL - UPDATE:

Hiring new pool monitors as some existing pool monitors had back to school.

D. CODE ENFORCEMENT & ARC – UPDATES

RHHA is currently working with several owners to address RHHA CC&R violations regarding garbage/personal items on exterior of property; also, an owner is cooperating with RHHA to remove chicken coop on property as poultry draws larger predators such as mountain lions and bears. The most common ARC challenge continues to be dealing with owners who have undertaken exterior property improvements without first submitting an ARC application or obtaining ARC approval prior to commencement of work.

E. MARINA – UPDATE

Discussed strategies to establish height of Marina Dock pending various water levels and use by members and watercraft, as well as purchasing a key lock case for float lift and upgrading the dock rubber bumper edge and cleats.

F. SOCIAL COMMITTEE – UPDATE

- **Friday Fundays in the Clubhouse the second Friday every month 6PM**

This activity is on temporary hold due to so many other Lake County summer events. Will start again in fall.

- **Ice Cream Sunday's** – program will end soon.

F. OPEN FORUM

Chicken coop issues were briefly discussed again.

G. ADJOURNMENT OF MEETING at 2:52