

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
FRIDAY, AUGUST 5, 2022

The RHHA Monthly Board Meeting will be held at the RHHA Clubhouse on Friday, August 5, 2022 at 10:00AM, both in-person and via ZOOM.

Join Zoom Link below:

<https://us02web.zoom.us/j/6900913399?pwd=M1dOM1dWcGNZWFFtS3lFcXBtdU1mQT09>

Meeting ID: 690 091 3399

Passcode: Rhha#1234

1. MEETING CALL TO ORDER- 10:03 AM

2. ROLL CALL
Board Members:
Kathy Andre, President
Susan McGurgan, Vice President
Byron Turner, Secretary- absent
Antony Bisaccio, 2nd Vice President- absent
Vicky Lauritzen – Treasurer

3. APPROVAL OF MINUTES – Motion by Susan to adopt the June 25, 2022 Annual Meeting minutes as submitted. Seconded by Vicky. Unanimous approval.

4. OFFICE ISSUES/FINANCIAL REPORTS
 - A. Account Balances
 - Operating Checking \$82,975
 - Money Market \$19,066
 - Fire Abatement \$1,089
 - ARC \$2,025
 - Reserve Checking \$193,311

 - B. Financial statements & HOA Dues for 2021/2022 received thru 6/2022

- C. Annual Financial Review with Pehling & Pehling, CPA's - Aug 5, 2022- The board is meeting today with Terou Businesses today and will have an update at the next meeting.
- D. Workmen's Compensation audit- The paperwork was submitted.
- E. Homeowner Email consent form authorization- Requesting of members submit email consent forms to help reduce costs of postage and labor to mail hardcopies.
- F. Small Claims Court – The board has been awarded a small claims judgement.
- G. RHHA OFFICE MANAGER – Association Office Manager position is open. Board is interviewing candidates. Anna Renfrow has temporarily stepped into the office position, but she will be leaving the area in late August. Thank you to Anna for a job well done.

PRESIDENTS REPORT:

A. FIREWISE - UPDATE: On-going RHHA Property Fire Risk Inspections – This is a year-round program. Carrie McCoard is performing re-inspections and educating members regarding the fire mitigation that needs to take place on the properties. Since June, 62 properties have been mitigated, and we are working on resolving 20 additional properties at this time. The association has removed 20 hazardous trees around the clubhouse.

B. CLERC Grant – This grant provided for the removal of 40 hazardous trees along RHHA evacuation routes completed within the association and reinforcing the fuel breaks along the base of Konocti. The work has been completed. Thanks to homeowners that allowed for tree removal on their private properties.

C. Soda Bay Road Evacuation Route Clearing Grant – A CalFire grant has been awarded to the Dept. of Public Works to perform brush/tree mitigation work along the corridor, from Kit's Corner to Clear Lake State Park, and to create an evacuation plan for this area. We will continue to work with Scott DeLeon, Dept. of Public Works, and Jessica Pyska to assist in facilitating the grant.

D. Benefit Zone – Riviera Heights has requested that the fire hazard be mitigated on about 20 properties through this program. The bids for mitigation are set to be proposed to the Board of Supervisors in about two weeks. We are hopeful that hazardous tree mitigation will also be part of this program.

E. Konocti Fire Safe Council – A motion was made by Susan to accept the resolution as drafted to contribute \$1000/year to the Konocti Fire Safe Council for three years. Vicky seconded the motion. Unanimous approval.

F. Special Districts – Fire hydrants were inspected three years ago. The board has requested another round of inspections. Scott Carter has stated that all hydrants were inspected before June of 2021. We have requested copies of those records. No mandatory conservation is being required at this time. The district prefers to keep conservation efforts voluntary until restrictions are absolutely necessary.

G. PG&E Tree removal in Riviera Heights - Trees have been cut down on properties, but the trunks and logs have been left on the properties. We have reached out to request that the material be removed, however, PG&E has stated that they will not be performing this work.

B. CLUBHOUSE – UPDATE:

A. Clubhouse Exterior Paint Colors – A motion was made by Vicky to approve the bid for Top B Painting to paint the clubhouse. The motion was seconded by Susan. Unanimous approval.

B. SWIMMING POOL – UPDATE:

A. The job role has been expanded for Chris Becker to include Pool Supervisor for the remainder of the season.

C. MARINA – UPDATE

A. Discussion of key change for entry gate – The board is seeking bids.

B. Removal of old float – The board is seeking options.

D. ARC/CODE ENFORCEMENT - UPDATE

A. No short-term rentals allowed in RHHA – Airbnbs are not allowed in the association. There are at least four listings that have been brought to the board's attention. These alleged violations are being vetted.

B. ARC approval required prior to commencement of exterior improvements

E. SOCIAL COMMITTEE – UPDATE

A. Special Events (i.e. Sunday Sundaes, Friday Fun, Barbeque, etc.) Our active social committee is planning several events. Sunday Sundaes have been a success. They recently did a Barbeque and Food Drive. Please reach out, if you have any suggestions. Member participation is encouraged.

B. Water aerobics – Monday, Wednesday and Friday at 10 am

F. OPEN FORUM

Homeowners discussed pool use rule regarding "any person, regardless of age, who is incontinent (not having bladder or bowel control) shall not be allowed to enter pool water

G. ADJOURNMENT OF MEETING – 12:15 pm

The Next Monthly Board Meeting will be held at 10:00 am Friday, September 2, 2022 at the Clubhouse and via ZOOM. Contact the RHHA for more information.

Executive Session will immediately follow Board Meeting.