



1. Total cash receipts through November were \$218,100. Of the total received, \$203,300 was for annual dues, \$5,850 was for property transfers, \$3,900 was for fines, and \$2,000 was for late fees. Cash operating expenses through November were \$92,600 (23% administrative, 54% payroll, 15% property maintenance, 8% utilities).
2. On an accrual basis, total income through November was \$284,100 and year-to-date operating expenses were \$120,600. Reserve expenses through November were \$120,600, which includes \$112,700 in expenses at the Marina and \$7,900 in fire abatement expense.
3. Eight property transfers were posted in November bringing the year-to-date total to 28.
4. The budgeted reserve contribution for 2021-2022 is \$59,286. The first half of this contribution will be made in January from the Operating account.

**C. Update – on-going litigation with RHHA Homeowner:**

Litigation is still pending trial.

**D. Updated RHHA email list/contact information**

RHHA has updated all contact information for property owners, including email addresses for distribution of RHHA information and events. If you would like to be put on our email list, please call the office.

**PRESIDENTS REPORT:**

**A. LAKE COUNTY REDISTRICTING 2021:**

As a result of recent redistricting, Riviera Heights will no longer be included in District 4, which primarily covers Lakeport. Riviera Heights will now be included in District 5, keeping all of Kelseyville Riviera, Riviera West, Buckingham and Riviera Heights in the same district, which is beneficial to address common area challenges, such as fire abatement.

**B. FIREWISE - UPDATE:**

**A. Fire Station - Measure A did not pass**

Measure A unfortunately did not pass for a number of reasons, including lack of transparency and the L.C. Tax collectors increasing property taxes without notice. The North Konocti Fire Station 57 Task Force will be holding a meeting in January to discuss alternate strategies for having a fire station built within a 5-mile radius of RHHA & Buckingham.

**B. Benefit Zone – 2022 program**

RHHA is identifying properties to submit to Lake County Code Enforcement for the 2022 Benefit Zone fire abatement program. These are properties that pose a high fire risk to RHHA and whose owners are in fire abatement non-compliance, including those properties in extreme tax default with owners who are either deceased or have abandoned their properties altogether.

### **C. Dead/dying trees throughout Riviera Heights**

RHHA, as well as all of Lake County, is being severely impacted by an increase in tree mortality, as a result of beetle infestation related to drought. Numerous grey pines, knob cone and other pine species in Riviera Heights are rapidly dying, creating a serious fire hazard. RHHA is currently notifying and working with property owners to have these dead/dying trees on their property removed.

### **D. Dead/dying tree removal at Clubhouse**

Several weeks ago, RHHA removed 8 dead trees near the Clubhouse due to beetle infestation. Because of this quickly spreading infestation there are now another 9 dead trees that need to be removed. Vendor bids for tree removal are being obtained by the Board.

### **E. CLERC Grant – Hazardous Tree removal along evacuation routes**

Hazardous tree removal, part of the grant we received from CLERC, is wrapping up in Riviera West. When K&R Tree Specialists are done with tree removal in Riviera West, they will start removing identified trees in Riviera Heights along the main evacuation routes.

### **F. Soda Bay Road Evacuation Route Clearing Grant – Dept. of Public Works**

Riviera West & Riviera Heights is working in collaboration on a grant for clearing of hazardous trees and fire fuel vegetation along the Soda Bay Road corridor. Phil Hartley of Riviera West wrote the initial grant concept, which was submitted to the L.C. Department of Public Works for grant sponsorship. Dept. of Public Works will do the final writing and submission of grant, and if awarded, will implement and manage this grant. Soda Bay Road is the only way in and out of this area in the event of wildfire. This grant is extremely important to address fire risk and evacuation preparedness.

### **G.2022 schedule of Fire Abatement fines – Board to Vote**

The Board composed a new Fire Abatement Schedule of Fines that was then read into the meeting and voted on. The Board voted unanimously to approve the following fine schedule:

#### **RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION**

#### **FIRE ABATEMENT SCHEDULE OF FINES**

It is imperative that all RHHA property owners maintain your property in fire abatement compliance on a year-round basis. Having your home or vacant lot cleared of all fire hazard and safety risk protects the lives and investments of every property owner in Riviera Heights. The RHHA BOD is responsible for helping to ensure year-round fire abatement compliance of all homeowners. One way that RHHA is able to ensure fire abatement compliance is by implementing a schedule of fines that will be assessed on properties in non-compliance, after owner notice and due process, which includes the opportunity to

dispute and/or contest any alleged fire abatement violation(s) at a hearing before members of the RHHA Board of Directors.

It would be greatly appreciated by the BOD if all homeowners voluntarily clear and remove all fire risks from your properties so that the RHHA BOD does not have to take required enforcement action. The BOD would much rather have you spend your money on clearing your property – not paying fines. However, if homeowners choose not to voluntarily comply with curing fire abatement violations in a timely manner, the BOD has no other choice but to impose fine assessments as a leverage to bring non-compliant properties into compliance. Again, our goal is to protect the lives and property of everyone in Riviera Heights. Any property in fire abatement non-compliance jeopardizes the safety of everyone else in our community in the event of wildfire.

**Accordingly, effective January 6, 2022, fire abatement fines on properties in non-compliance will be assessed based on the severity of fire risk, including additional monthly fines for properties in continued non-compliance after 30 days of initial fine assessment as follows:**

**Low Fire Risk: \$200 plus a \$100 non-refundable administrative fee (Total \$300)  
An additional fine of \$50 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.**

**Medium Fire Risk: \$650 plus a \$100 non-refundable administrative fee (Total \$750)  
An additional fine of \$75 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.**

**High Fire Risk: \$1,400 plus a \$100 non-refundable administrative fee (Total \$1,500)  
An additional fine of \$100 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.**

**The Board is willing to work with homeowners to rescind fines once the violation is cured, depending on how quickly the property is brought back into compliance as follows:**

**If your property is cleared of fire abatement violations within:**

**30 days of original fine assessment:**

**100% of fine will be rescinded, less non-refundable administrative fee.**

**31 to 60 days of original fine assessment plus additional fines for on-going non-compliance:**

**75% of fine will be rescinded, less non-refundable administrative fee.**

**61 to 90 days of original fine assessment plus additional fines for on-going non-compliance:**

**50% of fine will be rescinded, less non-refundable administrative fee.**

**91 days to 120 days of original fine assessment plus additional fines for on-going non-compliance:**

**25% of fine will be rescinded, less non-refundable administrative fee.**

**After 120 days, no fire abatement fines will be forgiven**, unless by BOD approval due to extreme extenuating owner circumstances. Monthly fines as noted above will continue to be assessed until violation(s) are cured and property is brought back into compliance. It is, therefore, in the property owners' best interest to bring your property into compliance as quickly as possible. RHHA understands that lot clearing and tree removal vendors may be back logged with work during certain peak fire season times, and the RHHA BOD will consider staying additional fine assessments if the property owner provides RHHA with a signed vendor contract to have fire abatement work completed within a reasonable time. We highly recommend clearing fire abatement risks during the late fall and winter months, as much as possible, when vendors are more readily available and the weather cooler. This includes removing dead or dying trees, clearing brush, juniper removal, pruning walnut trees, having all trees limbed up at least 6' above ground slope, and clearing a critical five-foot defensible and survivable safety zone around your house.

**If you pay your fine, but your property remains in violation, your property will be re-inspected and additional fines will be assessed per the above schedule of fines.**

### **C. MARINA – UPDATE**

#### **A. Monitoring of pier float based on water levels**

RHHA maintenance/handy man, Chris Becker, along with the help of property owner Denny Renfrow, will be monitoring the water levels of the lake to ensure that our pier will not get damaged during winter storms, etc.

### **D. ARC/CODE ENFORCEMENT – UPDATE**

No new updates.

### **E. SOCIAL COMMITTEE – UPDATE**

#### **A. Annual RHHA Holiday Food/Toy Drive**

The RHHA Holiday Food/toy Drive was a success! Thank you to all that participated.

#### **B. Upcoming Events TBA**

The Social Committee will be holding another Food Drive fairly soon, as food donations are needed year-round.

### **F. OPEN FORUM**

**G. ADJOURNMENT OF MEETING** Meeting was adjourned at 3:07 pm

**The Next Monthly Board Meeting will be held at 2:00 pm Wednesday, February 2, 2022 at the Clubhouse. Contact the RHHA for more information.  
Executive Session will immediately follow Board Meeting.**

