

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
3040 RIVIERA HEIGHTS DRIVE
KELSEYVILLE, CA., 95451

MONTHLY BOARD MEETING MARCH 6, 2019

CALL TO ORDER:

The meeting was called to order at 2:05PM by President Kathy Andre
Minutes from February 6th Board Meeting were approved as submitted copies are available up front.
The minutes may also be viewed on our website RHHA@att.net.

ROLL CALL:

Kathy Andre, President
Susan McGurgan, Vice-President
Chris Welch, 2nd Vice-President
Barbara Meconi, Secretary

ABSENT:

Victoria Robinson, Treasurer

FINANCIAL REPORT as of 2/20/19 - Read by Susan McGurgan

Operating Checking	\$ 91,804
Money Market	19,051
Fire Abatement	<u>1,089</u>
<u>Total – Operating Accounts</u>	<u>\$ 111,944</u>

Umpqua Reserve Checking	\$ 36,181
Westamerica Reserve Checking	131,632
Reserve Fund CD	<u>101,805</u>

Total – Reserve Accounts \$ 269,618

ARC \$ 5,025

1. Cash receipts through January were \$161,500. Of this total, \$149,000 was collected in HOA Dues from this year and prior years, with the remaining amount received for transfer and escrow fees, clubhouse rental, fines, and miscellaneous income. Cash expenses through January were \$117,400.
2. On an accrual basis, total income through January was \$232,000 and total expenses were \$113,400, resulting in year-to-date net income of \$118,600. Year-to-date payroll expenses are five percent over budget at \$48,100. The annual payroll budget is \$81,222.
3. The accounts receivable balance for current year homeowner dues as of February 20th were \$16,300. Of the \$213,426 charged in July, 92 percent has been collected.
4. There was one property transfer posted in January and a total of 30 this fiscal year through January.

COLLECTIONS:

We would like to thank Bruce Kupferman, our Collection Representative. Through his efforts 92% of homeowner's dues for 2018/2019 have been collected. Bruce has also successfully represented RHHA in several Small Claims Court actions, with judgements awarded to RHHA.

PROPERTIES AUCTIONED:

This month, we had to write off two outstanding accounts receivables as the County auctioned off two properties whose owners owed back taxes for years. Once a property goes through foreclosure or auction, we can no longer collect old debts owed to RHHA. On the up side, we now have new property owners that will pay their dues. These were also high-fire danger properties which means they will now be cleared of fire fuels. We still have approximately 15 property owners that are in serious tax default or have deceased owners. These are among the worse fire risk properties in RHHA.

MANAGER'S REPORT:

The water meter at the Clubhouse was leaking and had to be replaced. The leakage was partially on our side and partially on the County side and has been repaired. There was also old leaking water valves in the restrooms by the pool that required replacement. This has been completed.

We received our National Firewise Community Recognition again for the third straight year. There are now a total of seven Firewise communities in Lake County, including all three Riviera developments, and Buckingham. The purpose of being a Firewise community is to educate people, who live in an Urban Interface Wildland fire area, such as ours, on how to implement fire protection strategies, evacuation planning and preparation.

RHHA ON GOING FIREWISE PROJECTS:

- Working with Calfire putting in firebreaks
- In the last year we have assisted 120 properties owner in clearing their properties of fire fuel
- Written letters to out-of-the-area homeowners assisting them in finding vendors to clear their lots.
- Hired fire-professional Jim Comisky to do annual fire inspections, write reports, beginning April.
- Each homeowner w/medium/high fire danger properties receives a copy of Comisky's report
- Call homeowners – putting in over 500 volunteer hours assisting them in clearing their properties using fines as leverage. It is a very aggressive program.
- We have, together with Riviera West, applied for a \$600,000 grant for select tree removal to reduce our fire fuel loads. This grant was sponsored by KFPD. We would again like to thank Debra Sommerfield for her hard work and expertise on this grant project.

We are always in need of volunteers. Stephen Stetzer who volunteered and worked with us on several projects has been a great asset to RHHA. Thank you, Stephen!