

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

APRIL MONTHLY BOARD MEETING APRIL 3, 2019

ROLL CALL:

Kathy Andre, President
Susan McGurgan, Vice President
Chris Welch, 2nd Vice President
Victoria Robinson, Treasurer
Barbara Meconi, Secretary

GUEST:

Barbara Nuckols CLR HOA President

CALL TO ORDER:

The meeting was called to order at 2:05PM by President Kathy Andre

APPROVAL OF MINUTES:

The minutes of March 6, 2019 Monthly Board meeting were approved as presented

BARBARA KUCKOLS:

Kathy introduced Barbara Knuckols, President of Clear Lake Riviera Community Association, who presented a proposal for a summer recreation program for members of Clear Lake Riviera Community Homeowners Association that would allow their members limited use of amenities at RHHA. She hopes her idea will be accepted by RHHA members. The proposal concept was to allow Clear Lake Riviera Members the use of RHHA amenities from Memorial Day weekend through Labor Day weekend with days/ hours, being negotiable. Her idea was CLR members (average 200 persons) would be allowed to buy a pass for the summer. This pass would be either a 2-person pass or a family pass 4-6 persons at a fee decided on by RHHA.

Kathy said, while not advocating we do this, it could mean extra revenue for RHHA. Chris Welch proposed we decline this proposal. Susan McGurgan seconded, all BOD members were in favor of declining the proposal. RHHA members present also voted against the idea. One of the main reasons for their vetoing the idea is because it would mean extra crowding at our pool, and because of the liability it may create for RHHA. Kathy will notify Barbara Knuckols of this decision.

OFFICE ISSUES BANK BALANCES AS OF 3/20/19 read by Victoria Robinson:

OPERATING ACCOUNTS:

• OPERATING CHECKING	\$	77,978
• MONEY MARKET		19,051
• FIRE ABATEMENT		<u>1,089</u>
<u>TOTAL OPERATING ACCOUNTS</u>		<u>98,118</u>

RESERVE ACCOUNTS:

• Umpqua Reserve Checking	\$	35,768
• Westamerica Reserve Checking		131,632
• Reserve Fund CD		<u>101,805</u>
<u>TOTAL RESERVE ACCOUNTS</u>		<u>269,205</u>

1. Cash receipts through February were \$164,000. Of this total, \$150,300 was collected In HOA Dues from this year and prior years, with the remaining amount received for transfer and escrow fees, late fees, clubhouse rental, fines, and miscellaneous income. Cash expenses through February were \$129,030.
2. On an accrual basis, total income through February was \$230,900 and total expenses were \$114,300, Resulting in year-to-date net income of \$116,600. Year-to-date payroll expenses remain at five percent over budget at \$56,400. The annual payroll budget is \$81,222.
3. The accounts receivable balance for current year homeowner dues as of March 20th Was approximately \$16,000. Of the \$213,426 charged in July, 92 percent has been collected.
4. There were four property transfers posted in February, including one property purchased at a tax sale and one foreclosure.

Kathy thanked Bruce Kupferman, our collection manager; Mary Terou, our bookkeeper and Jessica Johnson, our Office Manager for their help in collecting past dues and fines that have been outstanding for a long time.

Lake County Assessor's office has sold 2 properties in RHHA. One through a tax sale and one through foreclosure. These properties have been on the books for years. One was on Westridge the other on Echo, both were lots. Unfortunately, in these situations, we must write off the outstanding monies due RHHA on the property owners past due account. The upside is we now have new owners who will pay dues and maintain their properties.

PING PONG ROOM UPDATE:

It was announced that the Ping-Pong room at the pool is in the process of being refurbished by our Maintenance Man and Chris Welch, 2nd Vice-President. The room has been painted and new flooring installed. Broken wall mirrors were also removed. The room will also be open during Winter months during office hours for use by owners. If anyone wants to use the room, they may get the key from Jessica our Office Manager.

FIRE ABATEMENT/FIREWISE PROGRAM:

* We have for the second year received our Firewise Community National Recognition Certificate.

*RHHA Fire Hardening Seminar was held on Saturday, March 30th with guest speaker Mike Jones from the Division of Forestry at UC Davis. Firewise representatives from neighboring Associations also attended. This educational meeting was focused on creating a minimum 5' defensible space around your home and doing simple house hardening tasks to protect your home in the event of wildfire.

*CLUBHOUSE FIREABATEMENT INSPECTION –Mike Jones also inspected the exterior perimeter of the RHHA Club House, assessing fire risks. He advised us as to removal of trees/shrubs that were too close to the CH structure, contributing to fire fuel that needed to be removed, suggested replacing the wooden picnic tables under the deck with tables that are more fire resistant, using rock and gravel in planter beds instead of bark, etc. Anyone who wants more information on House Hardening can pick up flyers at the Club House or on-line through the Department of Forestry web site.

*DEAD TREES REMOVED: Multiple dead trees due to beetle infestation were removed around the clubhouse at the cost of \$7,500. This was a reserve fund expense for fire abatement maintenance our common areas. We will also be removing the tree by the stairs as it is hanging over the clubhouse roof and is a fire danger.

*RHHA PROPERTY FIRE RISK INSPECTIONS: Fire industry veteran Jim Comisky, will once again conduct property fire risk inspections starting on April 8, 2019. This is the third year he has done fire inspections for RHHA. Once a property is inspected, his assessment report is sent to the property owner. The RHHA Firewise committee then follows up with owners who are not in fire abatement compliance.

FIREWISE VOLUNTEERS ARE NEEDED - Volunteers are always welcome to join the Firewise Committee or attend these open meetings, which are held on Wednesday's at 9:30am. We also need volunteers to work on the ARC Committee, preferably someone who may have some type of building experience. The Board still reviews all applications. We do our best to review all applications immediately.

SUPERVISOR ROB BROWN'S PROPOSAL REGARDING THE COMMUNITY FIRE SAFETY BENEFIT ZONES PASSED:

The election results from Rob Brown's Fire Abatement Proposal for the four benefit zones are:

- CLEAR LAKE RIVIERA 665 YES 514 NO
- RIVIERA WEST 180 YES 86 NO
- RIVIERA HEIGHTS 170 YES 138 NO
- BUCKINGHAM 250 YES 152 NO

We are very excited that Rob Brown's proposal passed in all four zones. The Board of Supervisors will formally announce and adopt the proposal on April 16th. Property owner assessments depends on acreage. \$100 for one or less acres, \$200 for 2 areas; \$300 for 3 or more acres. Each association will be represented by a committee, including designated Board Members, county and KFPD representative, to prioritize what projects the money will be spent on. Right now, we have 10-16 properties that are in tax default or have deceased owners, leaving the properties uncleared for years and at high fire risk. Clearing these properties will be our first priority. It is anticipated that the County will front approximately \$40,000-\$50,000, divided between the four associations, to clear high fire danger properties right away. Costs of clearing will be assessed on the homeowners' property taxes.

*BLACK FOREST CLEAN UP – Board members Susan McGurgan and Kathy Andre met with Supervisor Rob Brown and representatives from Buckingham Homeowners Association and Bureau of Land Management regarding the dangerous fire fuel loads in the Black Forest. BLM will seek help from the conservation camp fire abatement crews, as well as from local volunteers to help clear the Black Forest

of downed trees, and brush. Removing these fire fuels will help stop the spread of wildfires into Riviera Heights and Buckingham.

***Governor Gavin Newsom declared a state wildlife emergency in Lake County.** He promises to speed up fire prevention efforts in our County.

*We are still waiting to hear the status of our CAL FIRE Grant proposal submitted in December 2018, which focuses on removal of Knob Cone or Grey Pines near our main evacuation exit routes. We encourage homeowners to remove these types of trees if they are too close to your property, as they are highly combustible. If you wish to remove these types of trees particularly from your property, please fill out an ARC application first and obtain approval prior to any tree removal (over 12" in diameter).

CODE ENFORCEMENT:

We continue to receive complaints on dogs barking. We address each and every complaint and offer suggestions on how to keep dogs from barking.

CIVIL LITIGATION:

We are still in civil litigation with an RHHA homeowner for on-going CC&R violations. Unfortunately, our case is trailing the homeowner's criminal case, which keeps getting postponed.

SLOW DOWN:

Please slow down when driving in Riviera Heights. Not only for your safety but that of others. We have had numerous complaints of speeding, especially on Westridge Drive. We have looked into getting speed signs, that indicate how fast you are going, but they are very expensive and not in our budget. We have also explored speed humps, etc. but costs are prohibitive.

MARINA:

Our pier was badly damaged by high water levels and intense wave action during a recent April storm. The lake level was so high that our pier was under water. Most dock pilings were damaged and need replacement. The concrete foundation holding a section of the pier has been compromised, as well as the dock and railing itself, which was torn apart. The ramp and float were not in the water at the time of the storm, and are still usable. We have had two separate vendors come out and give us ideas and cost estimates on pier replacement, with preliminary bid estimates exceeding \$75,000 plus the cost of permits, as well as debris and piling removal.

If anyone has ideas on pier replacement, relocation, modification, etc. please share them with us. This is an extremely complicated, costly emergency expenditure and we will also need to determine how this project will be paid for. We will be discussing this further with RHHA membership and we will likely need membership voting approval prior to taking any construction action. In the meantime, we need to remove the pier debris from the water and further explore permit requirements, engineering requirements if needed, etc.

WATER UPDATE:

Lynette Fishel-Dunbar gave an update on our water tanks and the new ozone generator. She said the preparatory work could not be done because of the rain. She said everything looks to be in place, but the Ozone generator needs to be calibrated in order for it to work properly. Right now, it is running at about 70%.

QUESTIONS ON CUTTING TREES:

Chris reminded the homeowners that they need not use a licensed contractor to cut trees on their property. Licensed vendors are recommended; however, a homeowner can hire whomever they want. We recommend they hire vendors that at least carry insurance.

The meeting was adjourned at 3:30PM

Minutes respectfully submitted by Barbara Meconi, Secretary

Approved by Kathy Andre, President _____