

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD MEETING
WEDNESDAY, MAY 5, 2021

The Board Meeting of Wednesday, May 5, 2021, was held via teleconference (ZOOM - due to Shelter-In-Place orders) at 2:00PM.

1. MEETING CALL TO ORDER at 2:03 PM

2. Roll Call

A. Board Members:

Kathy Andre, President - Present

Susan McGurgan, Vice President - Present

Nancy Yamaguchi – 2nd Vice-President - Present

Byron Turner, Secretary - Present

3. Approval of Minutes from Board Meeting of April 14, 2021

Minutes from April 14, 2021, Board Meeting submitted and approved.

4. OFFICE ISSUES/FINANCIAL REPORTS

Financial Report Recap – March 2021 Reports for May 2021 Meeting

1. Bank Balances as of 4/30/2021:

Operating Checking:	\$	53,032
Money Market:		19,061
Fire Abatement:		<u>1,089</u>
Total - Operating Accounts	\$	<u>73,182</u>

Umpqua Reserve Checking	\$	4,492
Westamerica Reserve Checking:		162,305
Reserve Fund CD:		<u>103,101</u>

Total – Reserve Accounts	\$	<u>269,898</u>
---------------------------------	-----------	-----------------------

ARC:		<u>2,025</u>
-------------	--	---------------------

1. Total cash receipts through March were \$225,910. Of the total received, \$210,160 was for annual dues. Cash operating expenses through March were \$146,510 (26% administrative expense, 53% payroll expense, 11% property maintenance, 10% utilities).

2. On an accrual basis, total income in March was \$1,000, and expenses for the month were \$14,470. Year-to-date, accrual income was \$221,075 and total expenses were \$140,640 plus a \$27,000 reserve contribution. The remaining \$27,000 reserve contribution will be made in June.
3. Two property transfers were posted in March, bringing the total since July to 41.
4. The Listos event was held in April. The Association spent just over \$4,000 on the event, which is expected to be reimbursed by North Coast Opportunities per the grant.

PRESIDENTS REPORT:

A. CLUB HOUSE – UPDATE

- Hardscaping of Club House

Rocks have been delivered by RB Peters to fill in the remaining planter beds around the clubhouse.

- Groundskeeping

Aguilars Yard Maintenance came and did a major clean up of the clubhouse grounds. They cleared out all the dead vegetation around the trees and bushes, weed sprayed, and trimmed up the bushes and trees. They will now be kept to do weekly maintenance around the clubhouse.

- Vehicles speeding in Heights

There was a notice posted on Nextdoor Riviera about the speeding cars in the Heights. We have received many complaints about drivers that are driving way too fast in our community. The CHP was contacted, and they will be bringing their radar trailer in the next couple of weeks to place around Riviera Heights.

FIREWISE COMMITTEE - UPDATE:

A. Listos Wildfire Emergency Preparedness Day Event held Sat. 4/24/21

The Listos event was held on April 24, 2021 in the clubhouse parking lot. We had about 75 homeowners drive thru. We will be sending out thank you's to all of our volunteers. We would also like to thank our supervisors Tina Scott and Jessica Pyska for all their help. Also, a big thank you to Cal Fire, Lake County Sheriff, KFPD, and Gonzalez Brush Buster for participating in this event.

B. Riv West & Heights - GRANT UPDATE: -

- Hazard Tree removal along evacuation routes

The hazardous trees along our evacuation routes have been marked. We have marked over 50 trees and are now waiting for the vendor bids. The bids must be in by May 10, 2021. We will be sending out letters to property owners that have trees marked on their properties asking for their permission to remove these trees.

- Fire Fuel Break Maintenance - Konocti Interface Fuel Break

There are approximately 66 acres of fire breaks on the Konocti Interface. We have awarded the grant to clear these fire breaks to Tony Gonzalez with Gonzalez Brush Busters. He will be bringing about 300 goats somewhere between May 5th and May 8th to start eating away at our fire breaks.

C. Fire Break RHA Common Area Property – Westridge Dr.

Gonzalez Brush Busters will also be used to clear the fire break behind Westridge Dr.

D. Benefit Zone Program

Majestic Landscaping was awarded this project. There was a total of 25 properties in Riviera Heights on the Benefit Zone Program. Of those 25 properties Majestic Landscaping has already completed clearing 10-11 of them. The rest will be completed in soon.

E. Annual RHA Fire Risk Property Inspections

Marcie, our new Fire Abatement Coordinator, has been following up on the fire abatement inspections. Next week the properties will be re-inspected. After these properties are re-inspected the Board will be voting on assessing fines to the property owners who are still in non-compliance of our Fire Mitigation Policy.

F. Chipper Day event – April 14th, 15th & 16th

The Chipper Day program was a huge success. Timberline did a wonderful job clearing all the brush piles. We had to add 3 extra days to the chipper program due to the amount of property owners that participated. We estimated about 75 property owners to put brush piles out, we ended up having 135 property owners partake in this event. Thank you all!

G. Fire Station- taskforce update & KFPD/Open Mic Virtual ZOOM meeting 4/29/21

On April 29, 2021 OpenMic held their first community forum meeting. This meeting included a proposed new tax measure that would help support a new fire station in this area. This proposed tax measure would charge all property owners in the district \$184.00 annually. This would help build and staff a new fire station. Only registered voters of this district are eligible to vote on this measure.

C. MARINA COMMITTEE – UPDATE

A. Marina Pier construction & installation - project report

The 1st of the pilings. Have arrived and have been installed. The barge will return in 6 – 8 days to start the on-site construction of the pier. The target date to have the pier completed is June 15, 2021.

B. Security Cameras & Electrical

We have contacted Deep Valley Security along with Conover Electric for additional surveillance of the area. We will be adding additional cameras to help protect our new pier.

C. Property for sale on both sides of Marina Driveway

The property that is on both sides of the marina is for sale. The road leading down to the marina is not part of this property.

D. SWIMMING POOL – UPDATE

A. Pool inspection by Lake County Health Department

Before we can open the pool, we have to have an inspection done by the county to obtain our permit. However, currently the county is not scheduling any inspections due to COVID and not knowing if the situation is going to change. We are still hoping to open the pool on the Saturday of Memorial Day weekend.

D. Covid-19 Protocols for 2021 pool season

As of now, the pool is still using the same protocols as last year. There is still a 12-person maximum occupancy at all times. June 15, 2021, the restrictions are scheduled to be lifted, if this happens, we will be able to go back to the 50-person maximum occupancy.

E. Electrical & pool light repairs

The electrical box down by the pool along with the pool lights have been repaired and are ready for the pool opening.

F. Opening preparations

The pool deck has been power washed and is now in the process of being resealed. There are also a few tiles that broke that will be replaced before the pool opens. We are still looking for pool monitors for this season so if you would like to be a pool monitor please stop by the office.

G. Pool Cover/heating

The pool cover we have used in the past is no longer legal to use. The rules regarding pool covers have changed. A pool cover must be able to withstand somebody falling on top of it and not get stuck or wrapped up on the pool cover. We are currently exploring our options for a new pool cover.

D. ARC COMMITTEE – UPDATE

E. CODE ENFORCEMENT – UPDATE

F. WATER – UPDATE

G. SOCIAL COMMITTEE – UPDATE

A. RHHA Drive Thru event for Wildfire Emergency Preparedness – April 24, 2021

Wrap up of Listos event and Emergency Preparedness back pack door to door delivery

Submission of grant recap & expenses for reimbursements

Thank you to volunteers

H. OPEN FORUM

I. ADJOURNMENT OF MEETING

The next monthly Board Meeting will be held on Wednesday, June 2, 2021 at 2:00PM via teleconference, pending Covid-19 Shelter in Place Orders. Contact the RHHA for more information.

There will be an Executive Session immediately following this meeting.

