

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
REVISED BOARD MEETING AGENDA
FRIDAY, MAY 6, 2022

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse on Friday, May 6, 2022 at 10:00AM, both in-person and via ZOOM.

1. MEETING CALL TO ORDER – 10:07 AM

2. ROLL CALL

Board Members in Attendance:

Kathy Andre, President

Susan McGurgan, Vice President

Antony Bisaccio, 2nd Vice President

Vicky Lauritzen – Treasurer

Board Secretary Byron Turner, was absent

3. APPROVAL OF MINUTES – RHHA Board adopted minutes as submitted from April 1, 2022 Board Meeting.

4. OFFICE ISSUES/FINANCIAL REPORTS

A. Account Balances & Financial statements & B. HOA Dues for 2021/2022 received to date

1. Bank Balances as of 5/4/22:

Operating Checking: \$ 84,792

Money Market: 19,065

Fire Abatement: 1,089

Total - Operating Accounts \$ 104,946

Umpqua Reserve Checking \$ 4,492

Westamerica Reserve Checking: 57,485

Reserve Fund CD: 103,320

Total – Reserve Accounts \$ 165,297

ARC: 2,025

1. Total cash receipts through March were \$234,400. Of the total received, \$212,600

was for annual dues, \$8,500 was for property transfers, \$4,500 was for fines, and

\$2,850 was for late fees. Cash operating expenses through March were \$147,975 (24% administrative, 51% payroll, 15% property maintenance, 10% utilities).

2. On an accrual basis, total income through March was \$290,200 and year-to-date operating expenses were \$186,500. Reserve expenses through March were \$141,900, which includes \$112,700 in expenses at the Marina and \$29,000 in fire abatement expense.

3. Four property transfers were posted in March. Year-to-date, 38 transfers have been recorded.

- C. Annual RHHA 2022/2023 Budget – Board Vice President Susan McGurgan made motion to approve 2022/2023 Annual budget as submitted; Treasurer Vicky Lauritzen seconded motion; BOD voted unanimously to adopt budget RHHA fiscal budget for 2022/2023 and Schedule of Fines, both to be mailed to all property owners as part of Annual Disclosure mailing.
- D. A 2022/2023 Schedule of Fines was reviewed for Annual Disclosures mailing to homeowners. Second Vice President Antony Bisaccio made motion to approve Fine Schedule as presented; motion seconded by Vice President Susan McGurgan; BOD adopted unanimously.

Annual Spring disclosure mailing project is underway and will be sent to all RHHA homeowners in May 2022; RHHA will explore electronic mailing options for distribution of disclosures and other documents and notices to RHHA members in near future to reduce high cost of postage, printing and labor related to such projects.

- E. Litigation Update – RHHA was awarded a favorable judgement in the long-running civil case with RHHA Homeowner; the Board again acknowledged former Board President Larry Pennington for his participation in the trial and support of RHHA. RHHA now has the legal right to recover attorney fees in this case and homeowner must be in compliance of RHHA CC&R's & ARC rules in future, including no advertisement or operation of short-term rentals on Airbnb, etc.

PRESIDENTS REPORT:

A. FIREWISE - UPDATE:

- A. Annual Spring Chipper Days - MAY 2, 3 & 4TH, 2022 - 103 properties participated
- B. Annual RHHA Property Fire Risk Inspections – in progress; new growth of tall weeds and grasses are requiring property re-inspections for fire risk compliance
- C. CLERC Grant – Hazardous Tree removal along evacuation routes – about 50%

complete

- D. Board of Supervisors Meeting 5/3/22 regarding Fire Mitigation/tree mortality – Emergency Tree Declaration was presented by Supervisor Pyska; supported by RHHA, Riviera West and Kelseyville Riviera; will resume public input on this at next Supervisors meeting when full quorum of board is in attendance to vote
- E. Soda Bay Road Evacuation Route Clearing Grant – Dept. of Public Works – pending Notification of award of grant
- F. Benefit Zone – follow up with clearing of properties submitted to L.C. Code Enforcement by RHHA – pending review and award of bids lot clearing vendors
- G. Konocti Fire Safe Council – formation of area fire safe council in progress, which directly benefit RHHA and allow Council ability to apply/obtain grant funding
- H. BLM – fire mitigation in Black Forest to Evergreen Lane (path of Golf Fire) - May Project is still pending by BLM

B. SWIMMING POOL

- A. Opening of Pool – scheduled for Saturday, May 28, 2022
- B. Pool operation schedule – Vice President Susan McGurgan made motion to open Pool seven days per week for member use; Second Vice President Antony Bisaccio Seconded motion; board voted unanimously to approve
- C. Preparation of pool and deck, bathrooms, signage, barbeque area, etc. in progress
- E. Pool Inspection by Environmental Health Dept. set for Wednesday, May 11, 2022
- E. Hiring for Pool Monitors – positions now open for summer season

C. MARINA – UPDATE

- A. Lake water levels very low

D. ARC/CODE ENFORCEMENT - UPDATE

- B. Several ARC incidents for commencement of exterior improvements of property Without ARC approval are being reviewed

E. SOCIAL COMMITTEE – UPDATE

- A. Easter Event/Egg Hunt event held April 16, 2022
- b. Barbeque event for pool opening on Saturday, May 28, 2022. Call to RSVP

F. OPEN FORUM

G. ADJOURNMENT OF MEETING AT 11:48am

**The Next Monthly Board Meeting will be held at 10:00 am Friday, June 3, 2022 at the Clubhouse and via ZOOM. Contact the RHHA for more information.
Executive Session will immediately follow Board Meeting.**