

**RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING**  
**WEDNESDAY, JUNE 2, 2021**

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

**1. MEETING CALL TO ORDER at 2:00PM**

**2. ROLL CALL OF BOARD MEMBERS:**

**Kathy Andre, President** - Present

**Susan McGurgan, Vice President** - Present

**Nancy Yamaguchi – 2<sup>nd</sup> Vice-President** - Present

**Byron Turner, Secretary** - Present

**3. APPROVAL OF MINUTES:**

Minutes from May 5, 2021 Board meeting submitted and approved.

**4. OFFICE ISSUES/FINANCIAL REPORTS**

Financial Report Recap – April Reports for June 2020 Meeting

1. Bank Balances as of 6/2/2020:

Operating Checking:	\$	50,321
Money Market:		19,058
Fire Abatement:		<u>1,089</u>

<u>Total - Operating Accounts</u>	\$	<u>70,468</u>
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Umpqua Reserve Checking	\$	8,077
Westamerica Reserve Checking:		158,535
Reserve Fund CD:		<u>102,148</u>

<u>Total – Reserve Accounts</u>	\$	<u>268,760</u>
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<u>ARC:</u>		<u>7,025</u>
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1. Cash receipts through April were \$197,700. Of the total received, \$178,560 was annual dues, \$6,200 was transfer and escrow fees, \$4,730 was miscellaneous income primarily due to insurance premium refunds, and \$2,870 was late fees. Cash operating expenses through April were \$157,820.

2. On an accrual basis, total income through April was \$251,620 and total expenses were \$186,190.
3. There were five property transfers posted in April. For the year, there have been 28 property transfers.
4. The second half of the budgeted \$48,000 annual reserve contribution will be made in June.

**D. Annual Budget Completed**

**E. Annual Reserve Study Completed**

**F. Annual Disclosures Completed and mailed to membership**

**PRESIDENTS REPORT:**

**A. CLUB HOUSE – UPDATE:**

**ANNUAL BOARD MEETING – SATURDAY, JUNE 26, 2021 AT 10am**

**B. FIREWISE COMMITTEE - UPDATE:**

**A. Fine Assessments for property owners in FA non-compliance.**

The Board will be voting on assessing fines for noncompliance of our fire abatement policy on the following properties:

045-183-15 \$750.00  
045-183-04 \$750.00  
045-221-07 \$750.00  
045-241-11 \$750.00  
045-242-03 \$750.00  
045-203-18 \$750.00  
045-151-23 \$750.00  
045-171-18 \$750.00  
045-264-04 \$750.00  
045-142-20 \$750.00  
045-281-10 \$750.00  
045-201-13 \$750.00  
045-193-07 \$750.00  
045-143-33 \$750.00  
045-234-13 \$750.00  
045-182-02 \$750.00  
045-271-08 \$750.00  
045-272-01 \$750.00  
045-253-08 \$750.00  
045-193-11 \$750.00  
045-201-19 \$750.00

045-271-11 \$750.00  
045-264-09 \$750.00  
045-264-15 \$1500.00  
045-193-09 \$1500.00  
045-242-05 \$1500.00  
045-193-06 \$1500.00  
045-151-02 \$1500.00  
045-252-16 \$1500.00  
045-183-08 \$1500.00  
045-171-08 \$1500.00  
045-142-24 \$1500.00  
045-193-05 \$1500.00  
045-264-12 \$1500.00  
045-241-18 \$1500.00  
045-141-12 \$1500.00  
045-252-36 \$1500.00  
045-261-08 \$1500.00  
045-143-12 \$1500.00  
045-271-07 \$1500.00  
045-152-06 \$1500.00  
045-183-01 \$1500.00  
045-142-25 \$1500.00  
045-224-06 \$1500.00  
045-141-11 \$1500.00

**B. Riv West & Heights – CLERC GRANT UPDATE: -**

**- Hazard Tree removal along evacuation routes**

The trees intended to be taken out with this grant have been identified and marked. The letters to the property owners that have these trees on their properties have also been mailed out. The bids for this project have been submitted and a decision will be made on this in the next couple of days.

**- Fire Fuel Break Maintenance - Konocti Interface Fuel Break**

The goats have been hard at working clearing this fuel break. They are doing a fantastic job. Please remember these goats come with two very large guard dogs, they are there to protect the goats. For everyone's safety please keep your pets and children away from the goats and their dogs while they are working.

**C. Fire Break RHHA common area property – Westridge Dr.**

The goats will be moving to the fire break behind Westridge Drive as soon as they get done with the Konocti Interface.

**D. County clearing of roadside bank below RHHA for fire fuel removal and dead tree removal on Marina View Drive; clearing of county properties within RHHA**

There has been a large amount of brush, limbs and dead trees dumped along Soda Bay Road below Marina View Drive. We have contacted the County and they informed us that they would be sending

somebody out to clear all of this, as it poses a huge fire threat to this area. They will also be removing a couple of very large dead trees in Riviera Heights that are on the County property.

**E. Fire Risk Property Inspections on-going compliance with homeowners**

Marcie has been following up with homeowners that had fire abatement issues on their properties. Many property owners are working hard to clear their property of fire danger to not only their property but our whole community. Marcie will continue to follow up with property owners all year round as fire season is now considered to a year-round problem.

**F. Benefit Zone Program update**

Majestic Landscaping is still hard at work clearing the properties that were part of the Benefit Zone Program. There were 25 properties to begin with, he has completed half of these so far.

**C. MARINA COMMITTEE – UPDATE**

**A. Marina Pier construction & installation**

The pier is still under construction but is making progress. There were some issues getting the pilings in place due to the hard rock on the bottom of the lake, however Clearlake Marine did a wonderful job, and the pilings are all in place.

**B. Security Cameras & Electrical**

Deep Valley Security will be installing two security cameras at the marina.

**D. SWIMMING POOL – UPDATE**

We had our county inspection on May 27, 2021 and we passed. The pool opened the Saturday of Memorial Day weekend and had a great turnout. As of now we are still using the same protocols as last year, meaning there is a 12 person maximum occupancy in the pool area at one time. The state is supposed to be dropping the restrictions on June 15 which means we will be able to go back to the 50 person maximum occupancy. The pool is open Tuesday through Sunday from 10 am to 8 pm. It remains closed on Mondays so that the pool company can do the cleaning of the pool.

**E. ARC COMMITTEE – UPDATE**

None

**F. CODE ENFORCEMENT – UPDATE**

None

**G. SOCIAL COMMITTEE – UPDATE**

If the state lifts all COVID restrictions on June 15<sup>th</sup> the clubhouse will be open to rent for events.

**H. OPEN FORUM**

**I. ADJOURNMENT OF MEETING**

**The RHHA Annual Board Meeting will be held on Saturday, June 26, 2021 at 10am  
(via ZOOM or at Clubhouse, pending COVID restrictions)**

**The next monthly Board Meeting will be held on Wednesday, August 4, 2021 at 2:00PM  
via teleconference or at Clubhouse, pending Covid-19 restrictions. Contact the RHHA for  
more information.**

**There will be an Executive Session immediately following this meeting.**