

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

FRIDAY, JUNE 3, 2022

Minutes

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse on Friday, June 3, 2022 at 10:00AM, both in-person and via ZOOM.

1. **MEETING CALL TO ORDER** at 10:02.

2. **ROLL CALL**
Board Members:
Kathy Andre, President
Susan McGurgan, Vice President
Byron Turner, Secretary absent
Antony Bisaccio, 2nd Vice President
Vicky Lauritzen – Treasurer

3. **APPROVAL OF MINUTES – from May 6, 2022 Board Meeting as submitted.**
Approved as presented (approved 4-0)

4. **OFFICE ISSUES/FINANCIAL REPORTS**
 - A. **Account Balances** as of May 25, 2022
 - Operating Checking \$76,741
 - Money Market \$19,065
 - Fire Abatement \$1,089
 - ARC \$2,025
 - West America Reserve Checking \$57,085
 - Umpqua reserve checking- \$4,492
 - Reserve funds CD \$103,320
 - Total in reserve accounts \$164,897
 - Total cash receipts through April \$23,300
Of that: \$213,800 annual dues, \$9,400 property transfers, \$4,500 fines \$2,980 late fees

 - B. **Financial statements & HOA Dues for 2021/2022 received to date**

Reported by Vicky: Cash operating expenses through April: \$161,455- 23% administrative, 50% payroll, 17% property maintenance, 10% utilities
Total income through April \$292,380, Year to date \$201,310
Reserve expense through April: \$144,075- of that \$112,700 for the marina, \$29,000 fire abatement.
5 property transfers posted in April
Year to date- 43 transfers
2nd half of 2021-2022 contribution will be made in June to the amount of \$29,643

C. Annual Disclosures mailing to homeowners - May 2022 moving toward email option

D. RHHA Annual Meeting – Saturday, June 25, 2022 at 10AM.

Guest speaker – John Nowell on Wildfire and Evacuation Preparedness

E. Litigation Update- RHHA awarded favorable judgement in civil case with homeowner.

F. Small Claims Court Action update on homeowners in CC&R/ARC/FA non-compliance

G. Fire Abatement, Code Enforcement & ARC violations assessed to homeowners

PRESIDENTS REPORT:

A. RHHA PROPERTIES IN TAX DEFAULT – ON PUBLIC AUCTION SALE MAY 27-JUNE 1, 2022

B. FIREWISE - UPDATE:

A. Annual Spring Chipper Days - MAY 2, 3 & 4TH, 2022 - results

103 properties participate, \$10,417 to do the program. A fall chipper day is TBD.

B. Annual RHHA Property Fire Risk Inspections

C. CLERC Grant – Hazardous Tree removal along evacuation routes – wrapped up by end of July. Each subdivision took out 45 trees at an avg. of \$1,700/tree.

D. State of Emergency Declaration for Tree Mortality by Board of Supervisors

E. Soda Bay Road Evacuation Route Clearing Grant – Dept. of Public Works

Scheduled June 21-22, reported at Annual Meeting

F. Benefit Zone

G. Konocti Fire Safe Council

H. BLM – fire mitigation in Black Forest to Evergreen Lane (path of Golf Fire)

I. Community Wildfire Protection Plan (CWPP)

J. Soda Bay Road Evacuation Clearing Grant- awarded! Thank you to the Public Work Department for working with us in achieving this. \$380,000 for clearing both sides of the

road from Gaddy Ln. to Kitts Corner and a development of an evacuation program with an outside company that will specifically address the Soda Bay Road corridor.

C. SWIMMING POOL

A. Pool opened Saturday, May 28, 2022

D. MARINA – UPDATE

Reminder to lock the gate when you come into the marina and when you leave.

E. ARC/CODE ENFORCEMENT – UPDATE

F. WATER UPDATE FOR SPECIAL DISTRICTS 20 Didn't hear back in time for this meeting.

G. SOCIAL COMMITTEE – UPDATE

A. Barbeque event held for pool opening on Saturday, May 28, 2022

B. Upcoming events

H. OPEN FORUM

A tenant brought up a situation regarding increased number of stray cats.

I. ADJOURNMENT OF MEETING

The RHHA Annual Meeting will be held on Saturday, June 25, 2022 at 10:00AM in person at the Clubhouse and via Zoom teleconference. No July Board Meeting is scheduled due to the June 25, 2022 Annual Meeting held one week earlier. 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.