

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

MONTHLY HOMEOWNERS' MEETING JUNE 7, 2017

CALL TO ORDER:

The meeting was called to order at 2:00pm on June 7, 2017

ROLL CALL:

Kathy Andre, President
Elma Duncan, 2nd Vice President
Victoria Robinson, Treasurer
Barbara Meconi, Secretary
Jessica Johnson, Office Assistant

ABSENT:

Susan McGurgan, Vice President

APPROVAL OF MINUTES:

The minutes of the monthly homeowners' meeting of May 3, 2017 were approved as presented.

ACCOUNT BALANCES (read by Jessica Johnson)

Operating Checking	\$ 77,420
Money Market	19,041
Fire Abatement	2,289
ARC	25
Reserve Checking	38,258

Reserve Fund CD's \$137,628

The insurance payment of \$22,426 was deposited into the operating checking account and will be transferred to reserve checking.

PROFIT & LOSS YTD THROUGH APRIL 2017:

Through April, 2017, accrual gross income is \$241,661 and expenses are \$170,204 resulting in a YTD net income of \$71,457. Total reserve expenses through April were \$46,300, of which roughly \$2,500 was spent in April repairing the pool deck and preparing for pool season.

CASH BASIS INCOME THROUGH APRIL 2017:

Total cash income through April was \$239,367, which included the transfer of \$50,343 from one of the reserve CD's to the reserve checking. This amount is waiting to be transferred to West America Bank. Of the remaining YTD cash income, \$204,480 was from assessment payments for the current year and previous years. Cash operating expenses for this period were \$150,915.

2016-2017 ASSESSMENTS:

Of the \$208,008 in assessments charged for 2016-2017 and \$3,888 in late fees, a total of \$191,821 has been collected, leaving an outstanding balance of \$20,075 of 2016-2017 receivables. Some of this money will never be collected because of deceased owners with no heirs and because of the outstanding taxes owed on the property. Three homes will be going up for auction by the County.

PROPERTY OWNER TRANSFERS:

There were four ownership transfers recorded during the month. Year-to-date there have been 29 property transfers.

COLLECTIONS:

To date Bruce Kupferman has collected a total of \$5,100 for past dues.

BOARD OF DIRECTORS ELECTION:

The 2017-2018 disclosures were sent out to all property owners. Included with the disclosures this year were the up-coming Board of Director election ballots. Only RHHA members in good standing may vote. This year we have three positions open on the board and 5 potential candidates. The candidates are, Kathy Andre, Elma Duncan, Barbara Meconi (who are already members of the Board of Directors) along with two new candidates, John Meyer, Lynette Fishel-Dunbar. Because we have two new members running, per Davis Sterling ballots must be sent to all members and a notary or an attorney must be hired to count the votes. We have hired Julie Richardson, who is a member of the RHHA, and a notary to do this job. The vote is done by secret ballot and, as the ballots are received, they are placed in a sealed box. They will be taken out and counted by Ms. Richardson on the same day as our Annual Homeowners' meeting which will be held on Saturday June 24th at 10:00pm. All ballots must be in by June 22nd.

BREAK-IN AT RHHA MECHANICS ROOM:

Kathy reported that there was a break-in at the RHHA Mechanics Room. Our surveillance cameras indicated the time to be 5:01am. The cameras show the person entering the room, spending 8 minutes inside and coming out with a chain saw under his arm, carrying a white bucket with miscellaneous tools inside. Justin Johnson downloaded a copy of the surveillance tape and it has been given to Lake County Sheriff's department. Lake County Deputy Sheriff dusted for fingerprints and was able to lift a print off the lock. It is now in the hands of the sheriff's department for further investigation.

YOGA CLASSES:

Yoga classes were to begin in June with instructor Iona Ridley; however, classes have been postponed until further notice as the instructor had an accident and broke her foot.

WATER AEROBICS:

June 19th is the start of this year's water aerobics.

SWIMMING POOL UPDATE:

Our annual pool opening day held on May 27th was quite a success. We had approximately 135-140 RHHA members attend the opening. Thank you to Luciano Meconi, the BOD & VIP's for their participation in putting on this fun event.

COMMUNITY GARAGE SALE:

June 3, 2017 is our community garage sale with 9 RHHA members signed up.

CHIPPER DAY:

Chipper Day will be held on June 8th and 9th. We have quite a few homeowners who have signed up for this free service. This year there will be a 5-member chipper crew. After chipper day RHHA must re-apply for our Firewise Community membership. This membership is renewed each year.

FIREWISE EVACUATION SEMINAR:

The Firewise meeting scheduled for June 10, 2017 focusing on evacuation, has been cancelled. Instead, we will hold this meeting in conjunction with RHHA Annual Board Meeting on June 24th at 10:00 pm.

Jim Comisky has completed inspecting 16 high-fire-danger properties in RHHA. Of the 16 properties inspected, 2 owners are deceased, 5 owners are in tax default, and 1 property is up for sale. There were 38 medium fire-hazard properties of which 1 owner is deceased, 2 are in tax default and 2 owe money to RHHA for past dues and are currently on payment plans. The remaining properties were rated a low fire-hazard or have been cleared.

Cal Fire Representatives have been conducting property inspections in Riviera Heights in order to help homeowners address fire hazards and defensible space around their homes. Those properties that did not pass their inspection were left a handout citing any specific violations. 80% of the properties were found to be in compliance.

The Mount Konocti Fire Fuel Project is still underway. They have completed the fire breaks from Clearlake Riviera to Riviera West and are beginning in Riviera Heights.

CAL FIRE is proposing a new Lake County Fire Hazard Abatement Ordinance that will have more enforcement compliance for homeowners/residents of Lake County. Kathy said she would have more information on this project following Thursday's Lake County Fire Safe Council Meeting.

ARC UPDATE:

Lou Ward has presented the new paint colors she has chosen for her home. They were presented to the Board at this meeting and were approved.

CODE ENFORCEMENT:

There was a complaint regarding a barking dog lodged against homeowner APN #045-151-230. The complaint was made by a neighbor residing at #045-151-050. A hearing date was set however the complainant was unable to attend. The neighbor with the barking dog was contacted and is cooperating.

APN #045-143-170 This was a parking issue complaint. It has been resolved.

POOL INSPECTION:

On May 8th RHHA representatives had an appointment with the Health Inspector for our annual pool inspection. The inspector, however, did not make the appointment. An inquiry was made, as to why, and Kathy reported she was told that the County, due to budget cuts, did not have enough inspectors, but verbally approved RHHA to open the pool. Kathy asked that this be in writing, and she did receive

County's approval via e-mail. They will inspect the pool at a later date. This is for all pools in Lake County.

MARINA UPDATE:

The Board of Directors have approved a contract from Clearlake Marine Construction to do the repairs on at the dock due to the vandalism that had taken place. This will begin in a couple of weeks. The bid to tear down the old pump house has also been approved and will be done by John Goss Sewer and Backhoe Company of Kelseyville. Because this building has been rated a hazard, we do not have to have the approval of the entire association. The money received from the insurance company may be used for additional parking; however, we have put together a Marina Committee who are putting together a plan for the Board's perusal.

HESHMERO HOLDINGS:

Kathy had received a complaint about a dead tree behind property owner APN #045-264-160, owned by Heshmero Holdings. Kathy was contacted by Konocti Realty regarding this property, which has been put up for sale by the owner. The property consists of 186 acres and consists of 6 parcels. The property allegedly has access rights via the RHHA Wilderness Gate/Road. I requested that the owner or real estate office provide RHHA with proof of this access per title papers, etc. The owner has a limited well but is working with Special Districts 20. The property is up for sale for \$299,000. Potential buyers must contact Konocti Realty to view the property as cars are not allowed on the road because of potential fire dangers and because the road has not been maintained for years. Potential buyers do not have permission to use our pool or marina as they are not part of RHHA membership.

WATER UPDATE:

There was no water update due to our Special District Representative, Lynette Fishel-Dunbar's absence at the monthly meeting.

OPEN FORUM:

There was a question as to why we were over budget on accounting fees. Kathy explained this is because our bookkeeper, Mary Terou is an independent contractor not an employee and because of this, her fees are reflected under "account outside services" vs employee salaries.

There was a brief discussion on dogs being allowed in the clubhouse office.

The meeting was adjourned at 3:30pm

Minutes Respectfully Submitted by Barbara Meconi, Secretary

Approved by Kathy Andre, President _____