

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, AUGUST 4, 2021

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse and via Zoom on Wednesday, August 4, 2021 at 2:00PM.

1. MEETING CALL TO ORDER at 2:02 PM

2. ROLL CALL

A. Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President -absent

Nancy Yamaguchi – 2nd Vice-President - present

Byron Turner, Secretary - present

3. APPROVAL OF MINUTES– June 26, 2021 Annual Meeting as submitted.
Submitted and Approved

5. OFFICE ISSUES/FINANCIAL REPORTS

Riviera Heights Homeowners Association

Financial Report Recap - June 2021 Reports for August 4, 2021 Meeting

1. Bank Balances as of 8/4/21:

Operating Checking:	\$ 85,811
Money Market:	19,062
Fire Abatement:	<u>1,089</u>
Total - <u>Operating Accounts</u>	<u>\$ 105,962</u>
Umpqua Reserve Checking	\$ 4,492
Westamerica Reserve Checking:	112,831
Reserve Fund CD:	<u>103,101</u>
Total - <u>Reserve Accounts</u>	<u>\$ 220,424</u>
ARC:	<u>2,025</u>

1. Total cash receipts for fiscal year 2020-2021 were \$277,900. Of the total received, \$250,055 was for annual dues, including pre-paid 2021-2022 dues (\$41,000). Cash

operating expenses through June were \$208,880 (26% administrative expense, 49% payroll expense, 16% property maintenance, 9% utilities).

2. On an accrual basis, total income in June included \$44,150 in fines, and total expenses for the month were \$15,500. For fiscal year 2020-2021, operating income on an accrual basis was \$251,125 and total operating expenses were \$212,009. The \$54,000 budgeted for reserve contribution in 2020-2021 is not included in these numbers. The second half of the reserve contribution was made in June.
3. Eight property transfers were posted in June, bringing the total for 2020-2021 to 59.

PRESIDENTS REPORT:

A. CLUB HOUSE – UPDATE

We have been having a big problem with people speeding on the roads in Riviera Heights. Three months ago, the HOA contacted the CHP to see if there was something they could do to help reduce the amount of people speeding. The CHP was supposed to bring their radar trailer up here for a few days, unfortunately the radar trailer has broken down and has yet to be fixed. Please slow down for the safety of all of us.

B. SWIMMING POOL – UPDATE

Last Saturday we had a homeowner inform us that they had tested positive for COVID. They informed us of this because they had been at the pool the four days prior to that, which potentially exposed all of the people that were at the pool on those days as well as our pool monitors. For the safety of everybody we decided to close the pool for 10 days. We sent out an email to all the homeowners letting them know of this situation and called the people that were at the pool on those days to let them know they were potentially exposed. The pool will open again on Thursday August 12th. We apologize for any inconvenience this may cause and also thank the homeowner for letting us know the result of their test.

C. ARC – UPDATE

There has been only one ARC application turned in this month.

D. CODE ENFORCEMENT – UPDATE

No new Code Enforcement issues.

E. FIREWISE - UPDATE:

A. Fine Assessments for RHHA homeowners in F/A non-compliance

The following properties are in noncompliance and have been voted on by the Board to have fines assessed:

045-281-07 3167 Riviera Heights Drive \$750.00

045-225-05	3110 Westwood Drive	\$750.00
045-261-11	7276 Evergreen	\$750.00
045-261-10	7280 Evergreen	\$750.00
045-226-19	3095 Edgewood	\$1500.00

These fines include a \$100.00 nonrefundable administrative fee

B.RHHA Annual Fire Risk/Safety Inspections/Program

Our Fire Risk/Safety Inspections occur year-round. The risk of a wildfire is no longer just during the summer months, therefore properties in Riviera Heights will be inspected all year.

A. Benefit Zone Program

The clearing of the Benefit Zone lots is continuing. The top of Riviera Heights Drive look completely different. Majestic Landscaping is doing a wonderful job. Out of the 25 properties that were on the Benefit Zone there is only 2 or 3 left to be cleared this year.

D. CLERC Grant – Joint Grant awarded to RHHA & Riviera West for

(1) fire mitigation using goats on Konocti Interface Fire Fuel Breaks

The goats have finished clearing the Cal Fire breaks up by the Wilderness area as well as the fire breaks behind Westridge Dr. They did a wonderful job of clearing the dead vegetation that posed as a fire risk.

(2) hazardous tree removal along evacuation routes

K & R Tree Specialists have been awarded the grant to do the removal of Hazardous trees along the evacuation routes. K & R has started in Riviera West and then will come over to the Heights. The tree removal for the Heights will likely start in January.

E.Fire station – North Konocti Fire Station 57 Taskforce

There will be a meeting on August 18th or 19th to obtain feedback from the people that are against building a new fire station. If there are not many people that are against the fire station the measure should continue on to the ballot.

F. MARINA – UPDATE

A. Pier installation progress

The pier is in! The electrical set up still must be installed to power the lift to raise the pier. The cleats and the ladder still need to be installed.

B.Security Cameras installation

The security cameras have been partially installed. The cameras will be going on top of the bathroom and one on top of the gazebo. We are installing very tall poles on top of both places to prevent them from being stolen. The height will also give us a wide range of sight to prevent any vandalism.

B. Water

Chris Becker, our maintenance man, has been inspecting the water lines at the marina for leaks. He has made it about halfway down the hill, he has located and repaired one leak and will continue on down the hill looking for the other leak. Once this is located and repaired the water will be back on.

G. SOCIAL COMMITTEE – UPDATE

H. OPEN FORUM

There are now cat traps at the office, provided by a fellow neighbor that is moving out of the neighborhood. She uses them to trap the feral cats and then takes them in to have them fixed. As many in the neighborhood know there are a lot of feral cats around, this neighbor has been feeding these poor animals and is willing to pay half of the cost to have them fixed if anybody is willing to help catch them.

I. ADJOURNMENT OF MEETING

The Next Monthly Board Meeting will be held at 2:00 pm Wednesday, September 1, 2021 at the Clubhouse. Contact the RHHA for more information. Executive Session will immediately follow Board Meeting.

F. Reminder of Fire Safety Preparation/Evacuation – BE READY

Make sure your car is kept filled with gas, park your car in direction of

**Of your evacuation route (if in garage, park so that front of car is facing out),
Have your keys & eyeglasses in a place where you can immediately grab them; take
your valuables Out of house safe, including important documents such as insurance
info, marriage and birth certificates, childrens immunizations, etc. Have a plan as to
where you will go upon evacuation notification. DON'T WAIT - EVACUATE
Last resort if you can't get out on Soda Bay – go to the Noell's land (formerly the
Soper ranch)**