

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
FRIDAY, SEPTEMBER 2, 2022

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse on Friday, September 2, 2022 at 10:00AM, both in-person and via ZOOM.

A. MEETING CALL TO ORDER

Meeting called to order at 10:06 a.m.

B. ROLL CALL

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President - present

Byron Turner, Secretary - present

Antony Bisaccio, 2nd Vice President - present

Vicky Lauritzen – Treasurer - absent

C. APPROVAL OF MINUTES – from August 2, 2022 Board Meeting as submitted.

Approved as submitted

D. OFFICE ISSUES/FINANCIAL REPORTS

1. Account Balances

-Operating Checking

-Money Market

-Fire Abatement

-ARC

-Reserve Checking

Vice President provided update on current finances and account balances and noted that there were 4 property transfers in the previous month.

2. Introduction of new Office Manager

Cindy Jassar was introduced as the new office manager, and Anna Renfro was acknowledged for her work in the interim.

3. Financial statements & HOA Dues for 2021/2022 received to date

President provided update that Annual Report was received by Pehling & Pehling. Meeting with accountant to review next week. Fall Disclosures will be mailed out in October.

4. Fire abatement, ARC & code enforcement fines recently assessed

Recent fire assessments were read into the record

5. Litigation Update – on-going litigation with RHHA Homeowner

President reported that the Court awarded a favorable judgement to RHHA in 6 year on-going court case. Recovery will be sought to pay legal fees.

PRESIDENTS REPORT:

A. FIREWISE - UPDATE:

President reported on the following items:

- 1. Currently fire season.** Be aware of on-going heightened fire danger over next 2-3 months. Zonehaven evacuation zone for RHHA is Kel-E117.
- 2. On-going RHHA Property Fire Risk Inspections** – Still working to bring some properties into compliance and cite tall grass that has grown since properties were inspected.
- 3. Konocti Fire Safe Council update** – Soda Bay Road Corridor grant is process of determining how mitigation efforts will proceed and will create an evacuation plan for area.
- 4. Benefit Zone update** – Requested meeting with County, because the program is at a standstill. Bids have not been approved this year.

B. CLUBHOUSE UPDATE – Top B preparing to paint end of September/early October.

C. SWIMMING POOL

- 1. Pool to remain open after Labor day, depending on usage and weather**
- 2. Fall hours 10 am-7 pm**
- 3. Incontinence policy** – Approved by Adams Stirling; survey will be in Fall disclosures

D. MARINA – UPDATE

- 1. Security Gate/Key re-evaluation** – Board exploring options. Need to make sure pier investment is protected.
- 2. Removal of old float** – Clearlake Marine Construction to assist.

E. ARC/CODE ENFORCEMENT – UPDATE

- 1. No short-term rentals allowed in RHHA** – No rentals less than 30 days in length allowed. Tenants must be made aware of CC&Rs and policies and complete a emergency contact form.

2. ARC approval required prior to commencement of exterior improvements – Permits are required before beginning work. Ex. Solar, decks, fences, roofs, painting, etc.

F. SOCIAL COMMITTEE – UPDATE

Ice cream socials and water aerobics are ending soon. There will be a Halloween event, Yard Sale event and Christmas social.

F. OPEN FORUM

Concerns over garbage cans not being removed from the street

G. ADJOURNMENT OF MEETING

Meeting adjourned at 10.49

The Next Monthly Board Meeting will be held at 10:00 am Friday, October 7, 2022 at the Clubhouse and via ZOOM. Contact the RHHA for more information. Executive Session will immediately follow Board Meeting.

