

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

RIVIERA HEIGHTS MONTHLY HOMEOWNERS' MEETING JANUARY 9, 2019

CALL TO ORDER:

The meeting was called to order at 2:05PM by President Kathy Andre

ROLL CALL:

Kathy Andre, President
Chris Welch, 2nd Vice President
Barbara Meconi, Secretary

ABSENT:

Susan McGurgan, Vice President
Victoria Robinson, Treasurer

APPROVAL OF MINUTES:

The minutes of December 5, 2018 Monthly Board Meeting were approved as submitted.

OFFICE ISSUES:

OPERATING ACCOUNTS:

Operating Checking	\$ 103,308
Money Market	19,050
Fire Abatement	<u>1,089</u>
Total Operating Accounts:	\$ 123,447

RESERVE ACCOUNTS:

Umpqua Reserve Checking	\$ 37,307
Westamerica Reserve Checking	131,833
Reserve Fund CD:	<u>101,805</u>
Total Reserve Accounts	\$ 270,945

ARC ACCOUNT: \$ 5,025

Cash receipts through November were \$151,142. Of this total, \$141,770 was collected in HOA Dues with the remaining amount received for transfer and escrow fees, clubhouse rental, fines, and miscellaneous income. Cash expenses through November were \$93,636.

On an accrual basis, total income through November was \$230,425 and total expenses were \$91,978, resulting in year-to-date net income of \$138,447. Year-to-date payroll expenses are seven percent over budget at \$37,870. The annual payroll budget is 81,222.

The accounts receivable balance for current year homeowner dues at the end of November was \$20,750. As of January 2nd, this balance had been reduced to 17,525.

There were 16 property transfers this fiscal year through November.

In January, \$24,000 is being transferred from the operating checking account to the Westamerica reserve checking account. This represents half of our reserve funding plan goal for 2019. The remaining \$24,000 will be transferred at the end of the year.

CLUBHOUSE HANDYMAN:

Matt Sonneberg has been hired as RHHHA new handyman/grounds keeper.

GRANT APPLICATION UPDATE:

RHHHA and Riviera West have partnered to apply for CAL FIRE grant. Our thanks to RHHHA homeowner Debra Sommerfield, who volunteered to help write this grant. The grant is for \$630,000 and is split according to the number of parcels in each development. Kelseyville Fire Protection District sponsored this grant. We received written support from Congressman, Mike Thompson, the Lake County Board of Supervisors, U.S. Forestry Department, Lake County Fire Safe Council, BLM, and others. We will be notified in April 2019 as to whether or not we will be awarded a grant. If awarded, grant funding would be in September 2019. Mary Terou, of Terou Business (our bookkeeper), would be a candidate to manage the grant money because of previous experience in grant management.

We met with Mike Jones from UC Davis, Department of Forestry and talked about grant input, new defensible space parameters. Also, we will meet again on February 12th to do a full assessment of Riviera Heights regarding fire safety, and what our upcoming priorities should be.

FIRE SAFE YOUR HOME:

On March 2nd from 10-12 there will be a seminar held for the purpose of discussing "How to make your home fire safe", a new program focusing on a five foot perimeter around your house. Also, we are looking forward to homeowners proposing ideas on evacuation safety.

ONE CALL NOW PROGRAM:

Chris Welch has been looking into this program as an inexpensive, but effective way to notify homeowners in the event of an emergency evacuation. It is an automated notice system that can send a message to homeowners via voice, text or email. It is quick and reliable. This system can be easily be in place by the next fire season. The cost would be \$4 per household per year. All that is required is for homeowners to register, list preference of notification, and emergency contact information.

ROB BROWN'S RISK MANAGEMENT PROPOSAL:

This proposal would involve working with individual community BOD's in each zone. The program will identify, address and prioritize fire abatement needs in each of the 4 community zones. He has proposed that each homeowner who owns under 1-acre parcels pay \$100.00; 1-5- acre parcels \$200.00 and 5 plus acres pay \$300.00, towards fire abatement. This is a County of Lake program which would provide us protection against property owners who are not in compliance. Ballots will be sent out to each homeowner and would require 51% approval in order to pass.

CODE ENFORCEMENT:

On-going efforts.

ARC:

One new home has been started.

Kathy announced the ARC Committee is in need of volunteers. Building experience is a plus.

MARINA UPDATE:

Chris gave the following update:

- Erosion problem beyond the gazebo is being assessed as to how to correct the problem and at what cost.
- A sink hole problem next to the boat ramp
- Some deterioration on float deck
- Bar-b-cue's covers removed

WATER UPDATE:

- Progress is being made on new water tanks purchase and installation; temporary water tanks are here to transfer water from current wood tanks when ready.
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- Once all is completed water will be plentiful and better quality. State may then lift building moratorium.

The meeting was adjourned at 3:00PM

Minutes Respectfully submitted by Barbara Meconi, Secretary

Approved by Kathy Andre, President _____