

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
3040 Riviera Heights Drive
Kelseyville, CA 95451
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Call to order

The meeting was called to order at 2:07 pm by President Kathy Andre. Board members were introduced.

Roll call

Kathy Andre, President
Susan McGurgan, Vice- President
Victoria Robinson, Treasurer
Chris Welce, 2nd Vice-President

Absent:

Barbara Meconi, Secretary

Minutes:

Minutes from the September 5, 2018 Board Meeting were approved as submitted. Copies were available at the meeting.

Financial Report as read by Victoria Robinson:

• Operating Checking	\$158,174
• Money Market	\$19,048
• Fire Abatement	<u>\$1,589</u>
TOTAL OPERATING ACCOUNTS:	\$178,881
• Umpqua Reserve Checking	\$37,534
• West America Reserve Checking:	\$107,833
• Reserve Fund CD:	<u>\$100,894</u>
TOTAL RESERVE ACCOUNTS:	\$246,261
• ARC:	\$5,025

*Fall Annual Financial Disclosures being prepared for October mailing to full membership.

*Draft Year End Financial Statement from CPA is currently under review.

WATER UPDATE: Lynette Fishel Dunbar

Progress being made on purchase and installation of new water tanks obtained thru grant funding by Special Districts. Ozone filter equipment also pending purchase and installation for water treatment plant.

POOL – UPDATE:

- Pool closed for Season

- Water leak/broken pipe near pool was repaired
- Need to purchase tarps to cover pool reel
- Have scheduled Otte Electric to complete additional electrical work that needs to be done in the pool pump house to correct jerry rigged conditions. Scheduled for last part of October 2018.

MARINA – UPDATE:

Float and ramp will be pulled out of water in October for winter season by Dock Factory.

Surveillance cameras that were stolen at the marina have been recovered; Suspected identified as a worker at a home in Riviera Heights; Sheriffs followed up; hearing letter sent to homeowner with fine assessed of \$1,250; homeowner paid fine. Matter resolved. A new camera system will be installed.

Erosion issues at Marina will be addressed. Obtaining bids for concrete work at pier base.

FIREWISE COMMITTEE - UPDATE

*THANK YOU TO HOMEOWNER PHIL MAMMANO WHO CUT/CLEARED A HUGE TREE THAT FELL AT THE ENTRANCE TO THE WILDERNESS ROAD & BLOCKING EMERGENCY VEHICLE ACCESS.

*FIREWISE COMMITTEE APPLIED & RHHA WAS APPROVED FOR 2019 NATIONAL FIREWISE RECOGNITION.

*CHIPPER DAYS - Scheduled free fall chipper days for Monday, October 8, 2018 and Tuesday, October 9, 2018 with Timberline Land Management. 8am-5pm Call the office to sign up. At this time, we have 46 members signed up for participation, Direct Mail sent out to all homeowners with Chipper Day info, weed spraying, etc.

*FIRE HYDRANT UPDATE – Chris Welch gave report on fire hydrant testing status. Special Districts has now completed the inspection of all hydrants and reports are being obtained on status of each hydrant in Riviera Heights. Working with Scott Harter of Special Districts to develop on-going maintenance, testing and reporting of fire hydrant Status on more regular basis.

*MEETING FOR MEMBERS OF CLEAR LAKE RIVIERA, RIVIERA WEST, RIVIERA HEIGHTS & BUCKINGHAM WILL BE HELD AT CCLR IN OCTOBER.

Local attendance Initiated by Bruce Hollander.

*FIRE SAFETY ZONE PROPOSAL BY ROB BROWN TO BE INTRODUCED.

*UPDATE ON COUNTY FIRE ABATEMENT PLAN PENDING WITH CAL FIRE.

Mt. KONOCTI FIRE SAFE COUNCIL – October meeting will be held to explore combined grant opportunities for fire abatement;

L. C. FIRE SAFE COUNCIL MEETING - Will be held 10/11/18; feature agenda item is how to file for grants and funding.

BOARD MEMBERS WORKED WITH HOMEOWNERS TO CLEAR LOTS AS FOLLOWS:

LOTS CLEARED IN JUNE:	19	PENDING:	59
LOTS CLEARED in July:	32	PENDING:	43
LOTS CLEARED IN AUG:	18	PENDING:	49
LOTS CLEARED IN SEPT.	<u>20</u>	PENDING:	33
Total lots cleared:	89		

- 045-253-070 7417 Evergreen Drive Deceased Homeowner
Majestic Landscaping cleared. RHHA paid due to fire danger.
- 045-233-120 3208 Marina View Drive Deceased homeowner
Majestic Landscaping cleared; RHHA paid due to fire danger.
- 045-193-080 3480 Westridge Circle deceased homeowner
Majestic Landscaping cleared; RHHA paid due to fire danger.
- 045-261-190 3080 Riviera Heights Drive deceased homeowner
Majestic Landscaping cleared; RHHA paid due to fire danger.
- 045-234-100 3242 Skyline Drive
Bid received from Majestic Landscape to clear lot; hearing letter sent.
Owners daughter sent check to have property cleared.
- 045-191-010 3405 Westridge Drive
Hearing letter sent as trees need to be limbed up from ground. Medium hazard, Check received at office; cleared by Majestic Landscaping.
- 045-233-050 3146 Edgewood
Dead tree on property; owners contacted, and bid received from Majestic Landscaping; Owners sent check and dead tree taken down/removed
- 045-181-100 6830 Echo Drive – owner deceased.
High danger; vacant lot located between 2 houses; hearing letters sent; Daughter responded to hearing letter and paid on 8/31/18 to have lot cleared, as well as setting up payment plan to pay parents past due HOA account balance.

- 045-261-060 7296 EVERGREEN DRIVE
Obtained bid on owners behalf and coordinated with Majestic Landscaping to remove bay trees next to house, as well as poison oak and branches hanging over fence.
- 045-171-180 3203 Westridge Drive
Tenant cleared dry grasses from around house on owner's behalf in response to hearing letter.
- 045-261-130 3092 Riviera Heights Drive
Lot cleared, and brush stacked for Chipper days
- 045-261-160 3086 Riviera Heights Drive
Lot needs brush/weed clearing; trees to be limbed up; hearing letter sent. Owner contacted Majestic Landscaping & sent check; cleared.
- 045-261-170 3084 Riviera Heights Drive
Lot needs brush/weed clearing; trees to be limbed up
Hearing letter sent. Owner contacted Majestic Landscaping & sent check; cleared.
- 045-261-230 3072 Riviera Heights Drive
Walnut trees need limbing up/weeds/high grasses cleared.
Hearing letter sent. Owner responded; obtained bid from L.C. Landscaping . Owner sent check; cleared
- 045-281-070 3167 Riviera Heights Drive
Owner responded to hearing letter – property cleared by L.C. Landscaping. Brush will be chipped during Chipper Days.
- 045-231-070 3195 Marina View Drive
In response to hearing letter, owner had walnut trees need limbed up; Branches will be chipped during Chipper Days.
- 045231-080 3815 Marina View Drive
In response to hearing letter, owner had Walnut trees need limbed up; Branches will be chipped during Chipper Days.
- 045-181-070 6896 Grande Vista
Contacted to ask owners to prune back oleanders hanging over fence. Owner will remove this weekend.
- 045-224-040 3062 Westridge Drive
Owner hired vendor to clear Brush & limbs on left side of house – chipper days; pruning junipers.

045- 253-110 7337 Evergreen Drive
High grasses/dry – weed all the way around house; hearing letter sent
Owner had vendor from Country Air properties clear.

LOTS PENDING CLEARING:

045-262-080 7291 Evergreen Drive Deceased Homeowner

045-264-060 3075 Riviera Heights Drive Deceased homeowner

045-264-100 3083 Riviera Heights Drive deceased homeowner

045-241-200 3081 Skyline Drive deceased homeowner

045-234-150 3202 Skyline Drive
Timberline contracted to clear vacant lot.

045-234-210 3122 Skyline Drive
Timberline contracted to clear vacant lot. .

045-193-060 3460 Westridge Circle
Owner's son will come to clear property in next two weeks; high fire risk

045-262-100 7299 Evergreen Drive
Inspected property; needs weed eating/minor brush clearing; bid obtained;
to clear; Bruce working with owner to pay off account & have lot cleared.

045-152-230 3883 Marina View Drive
Working with Bruce Kupferman to assist Owner in complying with fire
risk assessment. Owner is hired Jose Ramirez to clear lot; only cleared
half; as such, fine to be assessed.

045-193-050 3450 Westridge Circle
Contacted owner in follow up to high fire risk notification and hearing
letter. Owner did not show for hearing on 5/23/18; Board voted to assess
fine for fire abatement as lot still not cleared. Bruce Kupferman following
up on collections.

045-281-130 7847 Evergreen Drive
Owner sent hearing letter regarding trees that needed limbed up and brush
to be cleared. Owner's son responded and reviewed scope of work; hired
Lake County Tree Service to do work.

045-182-020 3345 Westridge Drive
Inspect lot again, as additional clearing may be required; contact
homeowner/send hearing letter.

045-261-120 2995 Eastridge Drive

Sent hearing letter for shrub removal and removal of dead/low manzanita tree. Board voted to assess fine

- 045-172-060 3216 Westridge Drive
Owner responded to hearing letter; but vacant lot still not cleared; obtained bid from Majestic Landscaping; Board voted to assess fine. Owner partially cleared.
- 045-193-110 3520 Westridge Circle
Sent hearing letter & obtained bid to clear from Majestic Landscaping Board; no response. Board voted to assess fine in amount of \$1,000.
- 045-152-370 2957 Marina View
Obtained bid on owners' behalf from Majestic Landscaping and delivered to Property owner.
- 045-183-070 3254 Westridge Drive
Owner sent hearing letter; no show or response; obtained clearing bid from Majestic Landscaping; Board voted to assess \$400 fine. On 9/27/18 owner called and will have lot cleared ASAP. Property inspected 9/30/18 and still not cleared.
- 045-181-030 6855 Grande Vista
Backyard of house has high dead grasses; hearing letter sent to owner. If no response – Board will vote to assess fine; also notified owner that back second story window of house was broken and cats, etc. entering.
- 045-233-020 3116 Edgewood Drive
Obtained bid of from Majestic Landscaping to remove weeds/limb up trees. Following up with owner.
- 045-193-070 3470 Westridge Circle
Obtaining bid on owners behalf to address fire abatement issues/lot clearing. Owner will send check as soon as bid is provided by L.C. Landscaping.
- 045-201-230 3610 Westridge Circle – Gibbons
Double lot; large dead branch hanging down from tree; branch needs removing Hearing letter sent; owner responded and is having Daniel Holland clear.
- 045-173-090 3255 Marina View Drive
Dead dry grasses piled/stacked next to propane tank in back yard; High fire danger. Contacted owner who contacted her property management company to resolve, as this is a rental house. Pending removal.

- 045-173-010 3198 Westwood Drive
Remove dead palm fronds from front yard
- 045-226-060 3044 Marina View Drive
Owner sent hearing letter to have vacant lot cleared; owner will have cleared by September 10, 2018. Board voted to fine \$350
- 045-142-060 2868 Aqua Vista
Large dying pine tree leaning over onto street – PG&E contacted and Will again inspect tree again on 9/4/18 (4th time) and hopefully remove.
- 045-223-100 3106 Edgewood Drive
Received complaint that owner has not cleared property sufficiently and is Also driving car across vacant lot (with brush piles and not using driveway). Inspected property and will follow up.
- 045-283-010 7886 Evergreen Drive
Vacant Lot needs brush and weed removal.
- 045-261-150 3088 Riviera Heights Drive
Weed eat lot and remove brush
- 045-232-140 3135 Edgewood
Lot needs clearing in backyard and side of high dry weeds/grasses. Left message for homeowner; following up to hearing letter.
- 045-142-210 2861 Riviera Heights Drive
Lot needs clearing of high dry weeds/grasses; tree canopy to be raised.

ARC:

- 045- 3100 Marina View Drive
Submitted revised ARC application for proposed fence.
- 045-162-080 3179 Westwood Drive
ARC Application requesting height variance declined.
- 045-222-110 3017 Marina View Drive
Redesign of proposed fence.
- 045-1610050 3123 Westridge Drive
Owner started exterior siding project without ARC approval and Fined \$500. Board approved siding variance request after review.
- 045-226-070 3030 Marina View Drive

New Owner obtained building permit from County for new roof and solar installation without ARC approval. Met with owner who submitted app and approved.

045-242-110 2960 Skyline Drive
Replaced roof and skylight and replaced rotted boards on deck.
Application approved.

3266 Skyline Drive
Solar Installation – approved application

CODE ENFORCEMENT:

045-143-330 7182 Fairview Lane
Tenant that was evicted finally vacated property on 9/14/18.

045-252-220 7390 Evergreen Drive
Debris in driveway; hearing letter sent; \$250 fine assessed.

045-151-010 7095 Fairview Drive
Tenants reduced front porch lighting and issue resolved.

045-173-000 3265 Marina View Drive
Owner responded to hearing letter and cleared trash/debris in yard.

045-241-070 3012 Edgewood Drive
Neighbor complaint about barking dogs

045-241-150 2993 Skyline Drive
Neighbor complaint about barking dogs

SOCIAL COMMITTEE:

Exercise – aerobics work outs – working to put together this new program.; yoga continues.

Halloween event – Sunday, Oct. 28, 2018

November 10, 2018 is “Italian Night” event with chef Luciano Meconi

Riviera Heights Christmas Party – Saturday, Dec. 8, 2018

New Years Eve Party – Dec. 31, 2018

OPEN FORUM: No comments

MEETING ADJOURNED AT 2:45PM

Respectfully Submitted by Jessica Johnson, Office Manger

Approved by _____