

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD MEETING
WEDNESDAY, OCTOBER 6, 2021

1. MEETING CALL TO ORDER at 2:08 PM

2. ROLL CALL

A. Board Members:

Kathy Andre, President Present

Susan McGurgan, Vice President Present

Byron Turner, Secretary Present

Antony Bisaccio, 2nd Vice President Present

3. CHANGES TO RHHA BOARD:

A. Resignation of Board Member Nancy Yamaguchi

Nancy has submitted her resignation from the Board. She will be moving to San Diego. Nancy has been a big help to the board in the 4 years she has served. Thank you for all you did for us Nancy. Enjoy San Diego

B. Introduction of New Board Member, Antony Bisaccio

Antony has joined the Board and will be taking over Nancy's position. We look forward to having him as a Board Member.

C. Open Position on Board

The Treasurer position is still open on our BOD. If any homeowner is interested in this position come by the office and let us know.

4. APPROVAL OF MINUTES – from Sept. 1, 2021 Board Meeting as submitted.

5. OFFICE ISSUES/FINANCIAL REPORTS

Financial Report Recap – August 2021 Reports for October 6, 2021 Meeting

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

Operating Checking:	\$ 167,185
Money Market:	19,063
Fire Abatement:	<u>1,089</u>
<u>Total - Operating Accounts</u>	<u>\$ 187,337</u>

Umpqua Reserve Checking	\$ 4,492
Westamerica Reserve Checking:	111,231
<u>Reserve Fund CD:</u>	<u>103,320</u>
<u>Total – Reserve Accounts</u>	<u>\$ 219,043</u>
<u>ARC:</u>	<u>2,025</u>

1. Total cash receipts for July and August were \$146,300. Of the total received, \$141,930 was for annual dues and \$2,300 was received for property transfers. Cash operating expenses for the two months were \$40,360 (15% administrative expense, 64% payroll expense, 13% property maintenance, 8% utilities).
2. On an accrual basis, total income for July and August was \$249,670. Annual dues were posted July 1st for a total of \$265,060. A number of fines have been rescinded as property owners clear their lots, resulting in negative fine income.
3. Ten property transfers were posted in July and August.

D. Annual Financial Review - Pehling & Pehling, CPA's

Our Annual Review has been completed by Pehling & Pehling. We are currently reviewing the first draft of it.

E. Annual Fall Disclosures – mailing in October 2021

Our Fall Disclosures will be mailed out to all the property owners shortly. In the Fall Disclosures you will find a copy of the Financial Review along with information on the KFPD Measure.

F. RHHA Civil Case - status update

The civil case the RHHA has with a property owner in the Heights has been on-going for approximately 4 ½ years. This property owner had a criminal case against them that has finally concluded. With that being wrapped up the civil case will start trial on November 17, 2021.

PRESIDENTS REPORT:

A. CLUB HOUSE – UPDATE

We are currently obtaining bids for painting the outside of the clubhouse. The painting of the clubhouse is on our Reserve Expenditure List and has about \$15,000.00 allocated for this project.

B. SWIMMING POOL – UPDATE

The pool has been closed for the season. The decision to close the pool is based on the weather and the recent usage.

C. ARC – UPDATE

No new ARC updates.

D. CODE ENFORCEMENT – UPDATE

No new Code Enforcement updates.

E. FIREWISE - UPDATE:

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

Board voted to assess fines to the following properties for being in non-compliance with the Fire Mitigation Policy.

045-202-04 \$750.00

045-264-13 \$750.00

045-153-15 \$750.00

045-242-02 \$750.00

045-242-01 \$750.00

045-232-14 \$750.00

Board voted to rescind the Fire Abatement Fine for 045-183-04

B. Resignation of Fire Abatement Coordinator Marcie Cadora

Our Fire Abatement Coordinator Marcie Cadora has left to go work at Wassen Veterinary Clinic. Thank you, Marcie, for all of your hard work and all that you accomplished in your time here.

C. On-going RHHA Fire Risk/Safety Inspections/Program

Our Fall Chipper Days are tentatively scheduled for November 3rd and 4th. When the dates are confirmed, we will send out an email and flyers to all of the property owners.

D. Benefit Zone Program

The benefit zone program has been finished in Riviera Heights. No more lots will be cleared this year, the remaining couple of lots will have to be re-submitted in January to potentially be put back on the list. If there are other lots that may need to be added to the Benefit Zone Program those will also have to be submitted to the county in January for consideration.

E. CLERC Grant – Hazardous Tree removal along evacuation routes

The hazardous tree removal portion of our CLERC grant is scheduled to start at the end of October or the beginning of November as of now. K&R Tree Specialists were awarded the bid for this project and will be taking down approximately 45 trees here in Riviera Heights. The trees that were chosen for this have already been tagged and numbered.

F. KFPD Measure – Firestation, North Konocti Fire Station 57 Taskforce

Measure A is a measure that will be voted on by all registered voters in the Kelseyville area on 12/21/2021, the ballots will be mailed out to voters in the beginning of November. This

measure is to help support getting a new fire station within 5 miles of Riviera Heights and Buckingham as well as add much needed staff to the fire stations. Riviera Heights will have a representative of KFPD come out to our next Board meeting to better explain this measure to our property owners. In the meantime, property owners can look up information about this measure on the KFPD website under CivicMic.

G. Board to vote on adoption of resolution of support for KFPD measure.

The following resolution was read, voted on, and approved by the Board:

RESOLUTION
October 6, 2021

WHEREAS The Riviera Heights Homeowners' Association, the nearby homeowner's associations of Buckingham, Riviera West and Kelseyville Riviera, as well as the surrounding Soda Bay Corridor are located in a high fire risk area, and

WHEREAS There is a significant need for increased rapid response times to save lives throughout the Kelseyville Fire Protection District in the event of emergency medical and fire suppression events, which would be achieved by increased staffing of fire fighters and EMS personnel, purchase of an additional fire engine and ambulance, and building a third fire station in the Riviera Heights and Buckingham area for increased geographical coverage for the entire Kelseyville Fire Protection District, and

WHEREAS Fire insurance companies consider the presence and distance from a fire station in considering the insurability of homes and a new fire station to be located within a five-mile radius of Riviera Heights, Buckingham and the surrounding Soda Bay Corridor, would give property owners in this area a better probability of obtaining an improved homeowners insurance rating that would lower the exorbitant cost of fire insurance,

THEREFORE, BE IT RESOLVED that the Riviera Heights Homeowners' Association Board of Directors supports the proposed Kelseyville Fire Protection Measure.

F. MARINA – UPDATE

A. Pier installation – remaining completion of tasks

The pier is very close to being finished. There are a few small tasks that remain such as putting a metal plate under the plank, paint the welds and encase the conduits. Clearlake Marine was set back a couple of weeks before finishing due to an employee getting COVID.

B. Security Cameras installation

The electrical work, installing poles at the gazebo and the bathrooms, is scheduled to be done in about 2 weeks. Once the poles and electricity to the poles are installed Deep Valley Security

will be installing the security cameras. Both projects are expected to be done by the end of this month.

C. Water line inspections

Chris, our maintenance man, has been inspecting the water lines at the marina. He had to start at the top of the road/hill and has been working his way down. There has been one spot in the lines that was leaking and has been fixed. He will continue down the hill to find any other leaks that are causing there to not be any water going to our marina.

D. Bids for parking lot asphalt overlay

We are currently looking into bids to re-asphalt the marina parking lot.

G. SOCIAL COMMITTEE – UPDATE

No new updates.

I. OPEN FORUM

J. ADJOURNMENT OF MEETING

**The Next Monthly Board Meeting will be held at 2:00 pm Wednesday,
November 3, 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)**