RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES WEDNESDAY, NOVEMBER 3, 2021

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse on Wednesday, November 3, 2021 at 2:00PM, both in-person and via ZOOM.

1. MEETING CALL TO ORDER at 2:04 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. APPROVAL OF MINUTES from October 6, 2021, Board Meeting as submitted.** Voted and approved as submitted.
 - 4. SPECIAL GUEST SPEAKER Jim Dowdy, Kelseyville Fire Fighters Union, to discuss upcoming KFPD Fire Tax Measure A, including new fire station.

Jim Dowdy from the Kelseyville Fire Fighters Association was our guest speaker to give some insight into Measure A.

The Fire Fighters will be going door to door to put up door hangers regarding Measure A. Measure A is a proposed measure to help pay for, not only a fire station within 5 miles of Riviera Heights and Buckingham it is also to pay for more staffing at the existing fire stations. Increasing staffing and adding a new fire station will decrease the amount of time it will take for a response as well as increase the chances of getting fires out quickly. The last time the tax was raised to support fire stations/fire fighters was in the mid 1980's and it was raised to \$19.00 where it has stayed ever since. At the time of this increase the call volume for the fire stations in our area were around 600 calls. It has since risen to around 2500 calls per year while the rate has stayed the same. Mr. Dowdy explained that with this increase it will put Kelseyville in the middle bracket for what surrounding towns in our county pay with their taxes for fire personnel. This tax will also likely bring the ISO rating from a 10 to a 4 or a 5.

Mr. Dowdy also explained that this measure would help with the equipment used to fight fires in our area, the KFPD had applied through a grant for a new fire engine for the last 10 years and finally last year they received one.

The ballots for this measure will be going out November 11, 2021 and have to be postmarked no later than December 21, 2021.

5. OFFICE ISSUES/FINANCIAL REPORTS

1. Bank Balances as of 10/27/21:

Operating Checking:	\$	165,845
Money Market:		19,063
Fire Abatement:		1,089
Total - Operating Accounts	\$	185,997
Umpqua Reserve Checking	\$	4,492
Westamerica Reserve Checking:		108,231
Reserve Fund CD:		103,320
<u>Total – Reserve Accounts</u>	<u> \$ </u>	216,043
ARC:		2,025

- 1. Total cash receipts through September were \$191,100. Of the total received, \$182,900 was for annual dues and \$3,800 was received for property transfers. Cash operating expenses for the two months were \$62,900 (20% administrative expense, 59% payroll expense, 12% property maintenance, 9% utilities).
- 2. On an accrual basis, total income through September was \$276,800. Late fees were posted on September 1st. A total of 119 properties were charged a late fee of \$42.00.
- 3. Five property transfers were posted in September, bringing the year-to-date total to 15.

B. Annual Fall Disclosures – mailed October 2021

Annual Fall Disclosures were mailed out in October. The Fall Disclosures included a pie chart showing where the HOA money is going. The pie chart was created by our former Board member Nancy Yamaguchi to help homeowners understand where their dues are spent.

PRESIDENTS REPORT:

A. CLUB HOUSE:

A. County clearing storm drains and roadsides for storm preparation.

The county sent a crew out to clear around the storm drains to prevent the build up of water when it finally starts to rain. They showed up and performed the job quickly. We are very pleased with the job they did.

B. Covid restrictions on Clubhouse rental – Board to vote on whether to lift restrictions to re-open Clubhouse for special event use by members.

The Board has voted to reopen the clubhouse to our members. The COVID protocols and clubhouse must be adhere to during any rental.

B. FIREWISE - UPDATE:

A. CLERC Grant - Hazardous Tree removal along evacuation routes - update

The Hazardous Tree removal is wrapping up in Riviera West, there were 45 trees removed in Riviera West. The tree removal should be starting here in Riviera Heights shortly. Riviera Heights will also be removing 45 trees along the evacuation roads.

B. Fire Safe Sonoma – certification for property fire risk assessments

This is a 6-hour program that takes the latest data from wildfires and showing the best ways to protect your house from wildfires, for example clearing a 5-foot defensible space around your house, also planting more fire-resistant plants around your property. They also suggest planting bushes in "islands" creating spaces in the rows of plants to break up the fuel ladder.

C. Soda Bay Road Evacuation Route clearing -- Grant opportunity

This is a grant for about \$380,000 that would remove hazardous trees along Soda Bay Road for the State Park to Kelseyville Riviera. This grant has to be submitted to the Board of Supervisors, after that the grant would have to be sponsored by an entity such as CLERC to monitor the funding.

D. Americore grant opportunity with LISTOS

This grant opportunity is through LISTOS that will be working with Americore. With this grant about 20-30 Americore members would come out in January for about a month and give property owners educational materials and tips to be prepared for the next wildfire season.

E. Revington Fire Insurance Home assessments

Revington Fire Insurance specializes in wildfire areas/ They have trained fire professionals that, for a \$250.00 fee will come out and inspect your property and point out everything that would need to be done in and around your property to ensure the property is fire ready. If you are interested in this service, please call the office for more information.

F. Insurance Commissioners update on homeowners' insurance and incentives to reduce premiums.

The Insurance Commissioners are trying to set up incentives for property owners that have made and keep their properties fire safe.

G. Dead/dying tree removal at Clubhouse

We have recently removed 3 large trees from the clubhouse parking lot that were dying due to the drought and the beetle infestation. Upon removing these trees we have noticed about 8 more trees that are dying that will need to be removed as well.

C. MARINA - UPDATE

A. Pier installation – remaining completion of tasks

The pier projection is just about completed. There are a few small tasks that need to be finished up and will be done shortly. However, most of this project is complete. This also includes the

installation of the electrical components that needed to be installed to put up the security cameras. When the electrical was finished Deep Valley Security came out and installed the new security cameras.

D. SOCIAL COMMITTEE – UPDATE

E. OPEN FORUM

F. ADJOURNMENT OF MEETING – Meeting was adjourned at 2:55 PM

The Next Monthly Board Meeting will be held at 2:00 pm Wednesday,

December 1, 2021 at the Clubhouse. Contact the RHHA for more information.

Executive Session will immediately follow Board Meeting.