

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

MONTHLY HOMEOWNERS' ASSOCIATION NOVEMBER 7, 2018

CALL TO ORDER:

The meeting was called to order by President Kathy Andre at 2:05PM on Wednesday, November 7, 2018.

ROLL CALL:

Kathy Andre, President
Susan McGurgan, Vice-President
Chris Welch, 2nd Vice-President
Victoria Robinson, Treasurer
Barbara Meconi, Secretary

The minutes from the meeting of October 3, 2018 were approved as presented.

OFFICE ISSUES:

FINANCIAL REPORT:

1. Bank Balances as of 11/7/18:

• Operating Checking	\$ 135,214
• Money Market	19,049
• Fire Abatement	<u>1,089</u>
Total – Operating Accounts	\$ 155,352

• Umpqua Reserve Check.	\$ 37,307
• Westamerica Reserv.Check.	107,833
• Reserve Fund CD	<u>101,805</u>
Total – Reserve Accounts	\$ 246,945

ARC: 5,025

2. Late fees for outstanding dues were posted on September 5th. Ninety-two properties were assessed a late fee of \$33.40, representing 14 percent of the total properties charged annual dues in July (639 total).

3. Cash receipts through September were \$134,955. Of this total, \$130,000 was collected in HOA Dues with the remaining amount received for transfer and escrow fees, clubhouse rental, fines, and miscellaneous income.

4. The accounts receivable balance for current year homeowner dues at the end of September was \$28,168. As of November 7th, this balance had been reduced to \$22,075.

5. There have been 10 property transfers this fiscal year through September.

*** The Profit & Loss Budget Performance and Balance sheet are reported on the accrual basis to maintain consistency with annual review reports. The spreadsheet is essentially a cash basis P&L taking the cash receipts and disbursements from the reconciled bank account registers and recording them in their corresponding income and expense accounts. As the budget for 2018-2019 is on accrual basis, only the annual budgeted totals are included in the cash basis report. The actual P&L, which is also on the accrual basis, has the budget broken down by month.

“RISK MANAGEMENT ZONE PROGRAM” – fire abatement proposal:

Supervisor Rob Brown is holding a community meeting on Wednesday, November 14, 2018 at 6:00 PM at the Riviera Elementary school for the purpose of discussing a proposed “Fire Risk Safety Zone” program he is developing. Representatives from Cal Fire & County of Lake, Lake County Sheriff’s Office, the insurance industry and HOA board of representatives from each zone will be in attendance. This very important meeting directly impacts all of us. Tina Scott, District 4 Supervisor, who represents Riviera Heights also is in support of this program. We hope you will attend.

GUEST SPEAKER “SUPERVISOR ROB BROWN” FIRE ABATEMENT proposal:

Supervisor Rob Brown, who was to have been our guest speaker today, unfortunately is not able to attend today’s meeting. Kathy Andre stated that she will, to the best of her knowledge and understanding, provide a recap of what Supervisor Rob Brown is proposing for **a fire abatement “RISK MANAGEMENT ZONE PROGRAM” for the COMMUNITIES OF CLEAR LAKE RIVIERA; RIVIERA WEST; RIVIERA HEIGHTS and BUCKINGHAM.** Board Member Chris Welch and Office Manager Jessica Johnson and Andre have attended recent meetings with Rob Brown and our neighboring associations to discuss this matter.

The purpose of this program is to reduce fire fuels in each of four “risk zones” identified as the associations of Riviera Heights, Riviera West, Clear Lake Riviera and Buckingham.

Basically, this program would benefit us by:

- Providing the only means we have, at this time, to have abandoned, tax defaulted lots cleared of fire abatement risks.
- Creating an opportunity for the first time to have privately owned surrounding properties (not in our HOA) that abut our HOA boundaries/homes to be abated for fire risk. These identified surrounding properties would be part of each associations “Risk Management Zone”.
- Providing monies to address common areas owned by each association for fire abatement.
- Providing the management of this program by the County of Lake (through such departments as the Tax Assessors office, Community Development, Code Enforcement, Planning Department, etc.

How it works:

- There will be four proposed separate zones – one zone for each of the associations of (1) Riviera Heights, (2) Clear Lake Riviera (3) Riviera West and (4) Buckingham

- Each zone will have its own identified fire abatement needs and projects (i.e. Riviera Heights and Riviera West might have programs that focus on fire fuel reduction by removal of specified pine trees).
- Property owners in each of the four “risk management safety zones” would be assessed a set monetary fee, per owned property, on their property taxes. The fee will be dedicated for fire abatement projects within their specific “risk management zone”, based on which association the property owner lives.
- Each fee collected will go into each respective association’s zone fund, managed by the county. i.e. monies collected from property owners in Riviera Heights will go into the Riviera Heights Associations’ zone fund; monies collected from Buckingham property owners will go into Buckingham’s zone fund, etc. This is how the program would be funded.
- Property owners in each of the four zones will vote by ballot in January, 2019; this is a one-time vote and 51% of taxpayers in EACH ZONE must vote YES for the proposition to pass; i.e. if Riviera Heights does not obtain 51% of our memberships vote approval, Riviera Heights would not participate in this program; however, if Riviera West achieves 51% of their memberships vote, Riviera West would participate in the program.
- Tax assessments for under one-acre parcel \$100
Tax assessments for one to five-acre parcels \$200
Tax assessments for over five-acre parcels \$300

Each taxpayer will pay into a “bank” just for their community. Riviera Heights has approximately 635 owners @ \$100 per property which equals \$63,500. This money would be deposited and managed by the County Auditors for each specific zone. There will be no “co-mingling” of association funded monies. Riviera Heights money would then be spent on fire abatement issues in the Riviera Heights Fire Safety Zone. The BOD would identify our priority fire abatement issues and a code enforcement officer would work with us and together we would map out a game plan for a final fire abatement program.

Fines assessed for properties not in compliance would be posted on their December 2019 tax assessment bill. This money would pay for the costs of having identified lots cleared of fire abatement risks and would generate additional revenues for fire programs. If a property owner does not clear his property, the County will step in, clear the property at the prevailing wage, which will cost the owner as much as 3-4 times the cost as if local vendors cleared the lot and it will be assessed to their property taxes.

The Board encouraged RHHA members to vote yes on this program as we need this to protect our community. It is only one of two options being proposed by the County at this time.

Kathy Andre made a motion that the RHHA BOD support this Fire abatement “Risk Management Zone” Program. The motion was seconded by Susan McGurgan. The Board voted unanimously in favor of this program.

FIREWISE UPDATE:

We have cleared 8 lots of deceased owners thus far. We continue our efforts inspecting homeowners’ properties for fire abatement risks and responding to those risks.

FALL CHIPPER DAYS:

The first Fall Chipper Days which was held on Oct. 8th, 9th and 10th; project was a success with 64 homeowners participating. This was the second chipper day program held this year. The next chipper day will be held in June, 2019. We encourage all property owners to participate in this free service as it protects us all from fire danger.

DEAD TREES AT AND AROUND CLUBHOUSE:

We have received bids by Adam Nichols Tree Service and Majestic Landscaping to remove 7 dead pines around the Clubhouse. Within two weeks of receiving the bids, we lost two more pines from Beetle infestation. The Board is reviewing the bids and will decide who to award the bid to. The trees must be removed due to fire danger.

BUREAU OF LAND MANAGEMENT – THE BLACK FOREST:

This Friday, November 16th, we are meeting with Supervisor Rob Brown, Buckingham HOA, and the BLM to discuss fire abatement and fuel risk reduction options for the Black Forest, and how we can work more efficiently with the BLM.

CAL FIRE GRANT OPPORTUNITIES: Phil Hartley, President of the Riviera West HOA, and Kathy Andre have been discussing the opportunity of collectively pursuing fire abatement grants available through CAL FIRE. The grant is for the reduction of the fire fuel loads in our associations, by removing and/or thinning the number of Grey and Knob Cone Pines in our community. Two years ago, we took out 90 dead pines that had died due to beetle infestation. Last year more trees died and continue to die and this is an important program to reduce fire fuels. Kathy made a motion that we join Riviera West in pursuing this grant opportunity. It was seconded by Chris Welch, all BOD members approved. Homeowner, Debra Summerfield, volunteered to help in the writing of the grant. Kathy thanked her and accepted her offer.

CAL FIRE:

Supervisor Jim Steele, who has a forestry background, has been working with Cal Fire, KFPD, on a multi-agency program that will be putting together a program where Cal Fire will have the capability for the first time to assess fines in order to enforce the clearing of fire abatement violations. This would be a very big leverage in getting property owners to comply with addressing fire risks.

WATER UPDATE:

Volunteer Community Water Representative, Pete Hock gave an update on Special Districts 20. He reported that the new Ozone units have arrived for the water treatment plant. The generators to operate the Ozone units have been shipped from Germany but have been held up in customs in the bay area. Once the generators arrive and are installed, the ozone units will become operational.

The purchase and installation of new steel water tanks for Riviera Heights is underway. Temporary tank has arrived to hold water transferred from the old redwood tanks while new steel tanks are being installed, one at a time. There will be no interruption in water service during the installation of the new steel tanks. The 4-1/2 MILLION Dollar FEMA Grant was approved and funds could possibly be available this month. Special District tried for an additional 2 Million in grants but FEMA approved only 75% of the cost of replacing the wooden tanks.

BIDS FOR CLUBHOUSE PARKING LOT:

We have been getting bids to repave the clubhouse parking lot. The bids received so far are between \$47,000 and \$57,000. This is an approved reserve expense for the 2018/2019 fiscal year and is a very costly expenditure. This expenditure was budgeted prior to the latest fires to hit Lake County this summer. The board is reviewing this decision in light of the fires and the safety needs of our community for fire abatement. The paving expenditure may be postponed this year and partial monies for this project re-allocated to fire abatement. While the BOD can make this decision as it involves something that may cause an immediate danger/safety issue, the BOD may seek input from the membership on this important matter via a mailing to all property owners in RHHA.

MARINA:

The Marina float and dock have been taken out of the water for the winter. We are still in the process of getting our security cameras up in place. Our thanks to Chris Welch for spearheading the Marina dock and camera projects.

PASSING OF RHHA HOMEOWNER, JOHN MEYERS:

The Board sadly acknowledged the sudden passing of John Meyers, husband of Kathy Meyers. John and Kathy have been long time homeowners and neighbors in Riviera Heights. Our condolences to Kathy and John's family for their loss.

OPEN FORUM DISCUSSIONS:

BAR-B-CUE'S COVERED AT MARINA:

There was a discussion regarding the BOD's decision back in September to place a 90-day moratorium on any open fires at the Marina, including bar-b-cues. The decision to cover the pits was made because of a very dangerous fire incident that took place at the bar-b-cue pits in August.

A few homeowners voiced their objection to the BOD'S decision to cover the bar-b-cue pits until fire season is over, as they feel this has taken away one of their amenities as a homeowner. Those that objected felt that the BOD did not have the right to do this. The BOD has the right to address any safety risk on behalf of all homeowners of RHHA, and to protect our community. While we are sorry that a few Owners have been inconvenienced, the fire safety risks far outweigh the need to use the bar-b-que pits in this extreme fire season.

Other suggestions to make the barbeque pits safer to use in the summer included:

- Modifying the gazebo roof
- Putting in a sprinkler system
- Changing the wood roof to metal

VIP'S:

Rosalie Schmaltz announced that the Board did not allow the VIP's to do a holiday event this year and that now there is no money to donate to a local charity for the children of battered women in Kelseyville. Kathy Andre responded that this was absolutely not true, and that she is tired of addressing the same issues of the VIP's. The VIP's could easily have booked a holiday party at the Clubhouse but did not do so. Andre also pointed out that the VIP's still have approximately \$1,600 in their bank account – monies that were generated from prior VIP events at the Clubhouse and that were to be donated to local charities. The VIP's have plenty of money to donate to any charity they choose. Andre

proposed that \$800 be donated to RHHA for a new TV for the Club House and that the remaining balance of \$800 be donated to charities of the VIP's choice. These monies were raised while the VIP's were using RHHA's tax identification number. Rosalie Schmaltz and Shirley Taucer, do not feel this money belongs to RHHA and, therefore, declined to donate any money back to RHHA. Schmaltz also remarked that the VIP's had donated to the RHHA in the past for half of the refrigerator and half of the chairs for the Clubhouse. Kathy responded that according to RHHA records, the VIP's have donated nothing to the RHHA Clubhouse in the past four years.

RHHA property owner Joe Alvarado volunteered to locate and donate a used TV(s) to the clubhouse. The board thanked him for his kind contribution.

The meeting was adjourned at 3:45PM

Minutes Respectfully Submitted by Barbara Meconi, Secretary

Approved by Kathy Andre, President _____