

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

HOMEOWNERS' ASSOCIATION BOARD MEETING DECEMBER 5, 2018

CALL TO ORDER:

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

ROLL CALL:

Kathy Andre, President  
Victoria Robinson, Treasurer  
Barbara Meconi, Secretary

ABSENT:

Susan McGurgan, 1<sup>st</sup> Vice President  
Chris Welch, 2<sup>nd</sup> Vice President

OTHERS PRESENT:

Tina Scott, County Supervisor, District 4

APPROVAL OF MINUTES:

The minutes of November 7, 2018 Board Meeting were approved as presented.

FINANCIAL REPORT:

- ACCOUNT BALANCES:
- OPERATING CHECKING – \$132,985
- MONEY MARKET ACCOUNTS – \$19,049
- FIRE ABATEMENT ACCOUNTS – \$1,089
- TOTAL – OPERATING ACCOUNTS: \$153,123
  
- UMPQUA RESERVE CHECKING - \$37,307
- WESTAMERICA RESERVE CHECKING - \$107,833
- RESERVE FUND CD: \$101,805
- TOTAL – RESERVE ACCOUNTS: \$246,945
  
- ARC: \$5,025
- HOA DUES COLLECTED - \$138,700 (cash basis, current & previous years)
- HOA DUES OUTSTANDING – 2018/2019 \$22,270
- OTHER COLLECTIONS – -0-

Tina Scott, Lake County Supervisor for District 4, is attending this meeting today in order to get familiar with the needs of Riviera Heights and how we may work together in the future. We are very appreciative of her support.

HANDYMAN/GROUNDS KEEPER POSITION:

Tomorrow, December 6, 2018 the BOD will interview a gentleman for the RHHA Handyman position. Shirley Taucer, homeowner, suggested we do a background check on any new hire for this position. Kathy Andre, agreed.

CIVIL LITIGATION CONTINUES:

RHHA civil litigation suit against homeowner APN #045-273-190 is still on-going, trailing a separate pending criminal case. This same homeowner #045-273-190 has filed a new litigation case for Breach of Contract and Election Violations against the BOD, which has been turned over to our HOA insurance Company for legal representation. The BOD is also looking into hiring a HOA consultant company on an "as needed basis." This company specializes in dispute resolution and HOA management. They charge a fraction of what an attorney would cost, and therefore makes sense to research the feasibility of moving forward with this idea.

LAKE COUNTY SHERIFF'S DEPARTMENT:

The LC Sheriff's Department has changed their emergency notification system from Nixel Alerts to LakeCoAlerts by Everbridge. They will continue to send emergency messages by all available means, including texts during emergencies and when critical information is necessary to protect the public. You can sign up online; Kathy said she had a very difficult time with the website and signing up. Tina Scott promised to look into the problem.

BOARD OF SUPERVISOR PROPOSAL:

Tina Scott handed out the Board of Supervisors proposal regarding Hazardous Vegetation Abatement. If passed, this may help give Calfire more leverage against homeowners who refuse to clear their properties of high fire dangers. Kathy made a motion we support the Board of Supervisors proposed this Ordinance VIII. The motion was seconded by Victoria Robinson, all were in favor.

WATER UPDATE:

New generators for the new Ozone system at the water treatment plant have arrived and are waiting for County inspection and pursuant operation.

The temporary water tank has arrived and work progresses on the replacement of the four antiquated redwood water tanks located in Riviera Heights. Once the Ozone and Tank projects are completed, the State will hopefully review the current water moratorium and possibly lift it. There are 131 people on a wait list for water hookups. Tina Scott will ask Jan Coppinger of Special Districts if they have any idea when this will be done. The new water tanks will also help increase water pressure for our fire hydrants.

FIRE FUEL REDUCTION - BLACK FOREST:

Rob Brown held a meeting last week at the Black Forest with BLM representatives Jeff Tunnel and Amanda James, and Board representatives of both Buckingham Homeowners Association and RHHA. There were discussions on how to improve the health of the forest by clearing the vegetation and taking out dead trees. The Bureau of Land Management cleared the forest three or four years ago using volunteers. Since this time, trees have fallen which pose a fire danger. It was agreed that this must be cleared. The BLM will ask for volunteers once again. The project will begin May. The clearing will begin

at the Black Forest and wrap around towards the end of Evergreen Lane. We are also exploring the possibility of creating an evacuation route from the downslope of Evergreen Drive to the Black Forest.

FIRE FUEL REDUCTION/TREE REMOVAL:

We received a “winter” proposal from Majestic Landscaping to remove dead trees, throughout Riviera Heights clear through March 2019, this is a very attractive proposal. Proposal states the company will remove trees 20’ or less for \$100 per tree or \$150 per tree w/wood removal; trees 20-30’ \$200 per tree or \$250 w/wood removal; trees over 30’ or trees in difficult locations \$350 per tree or \$400 w/wood removal. Minimum job price \$10,000. All RHHA residents may take advantage of this proposal, which would count towards the \$10,000. This will be voted on at our next meeting.

GRANT APPLICATION:

We have an opportunity through Cal Fire to apply for a GRANT. We are working in conjunction with Phil Harley, President of Riviera West to accomplish this. RHHA homeowner Debra Summerfield has volunteered to assist us in writing the grant and has been researching what we have to do. We will ask KFPD to sponsor us in our endeavor. If we are successful in getting this grant, we will concentrate on clearing Grey Pines and Knob Cone pines from evacuation routes and other key common area locations that contribute to fire risk in RHHA. RHHA property covers a total of 79.45 acres.

PG&E:

PG&E has been cutting down or liming trees in Riviera Heights as well as along Soda Bay Road. The trees that are being removed are those that are too close to the power lines or pose a danger of falling into the lines.

CALFIRE:

Cal fire is, once again, working on control burns in the Riviervas pertaining to the Konocti Interface Fuel Reduction project.

PARKING LOT PAVING:

We received a bid to redo the parking lot. The bid was \$47,000 to repair it and \$57,000 to redo. We have dedicated money for this job; however, this money would be better used for fire abatement. Kathy made a motion to send a letter to homeowners asking “whether this money should be spent on the parking lot or should would it be better spent on reducing fire fuel throughout the community”. The motion was seconded by Susan McGurgan, all were in favor.

SPECIAL FIREWISE MEETING IN JANUARY or FEBRUARY, 2019:

Kathy proposed we call a special meeting with our RHHA members and Cal Fire to get input on how we can reduce the fire danger in our community. She will be asking members what ideas they may have on evacuation and defensible space.

MARINA:

Homeowner, APN #045-144-150 asked if we had money to replace the top of the Gazebo. Chris Welch, 2<sup>nd</sup> Vice President, felt that a spark arrester on top of the Gazebo may be a good idea.

SOCIAL COMMITTEE:

The RHHA Social Committee has cancelled the Xmas event scheduled for December 8, 2018.

The meeting was adjourned at 3:45PM

Minutes Respectfully Submitted by Barbara Meconi

Approved by Kathy Andre, President \_\_\_\_\_