

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

DECEMBER 7, 2016 MONTHLY MEETING

CALLED TO ORDER:

The meeting was called to order on December 7, 2016 at 2:05 PM by President Kathy Andre.

ROLL CALL:

BOARD MEMBERS PRESENT:

Kathy Andre, President
Susan McGurgan, Vice President
Victoria Robinson, Treasurer
Barbara Meconi, Secretary

Others Present:

Jessica Johnson, Office Assistant
Stephen Stetzer, Firewise/Code Enforcement Committee Member

APPROVAL OF MINUTES:

The minutes of the November 2, 2016 meeting were approved as presented.

ACCOUNT BALANCES – read by Jessica Johnson as follows:

Operating Checking	\$133,265
Money Market	\$ 19,038
CD's #	\$187,908

NEW HOA SENATE BILL 918:

Per this new senate bill passed earlier this year, Associations must annually provide written notice to the Membership of their obligation to provide the following information to the Association:

1. The address or addresses to which notices from the association are to be delivered.
2. An alternate or secondary address to which notices from the association are to be delivered.
3. The name and address of a legal representative who can be contacted in the event of the Owner's extended absence.
4. Whether the separate interest is owner-occupied, rented out, or vacant.
5. If an owner fails to provide contact information, the property address shall be deemed to be The address to which notices are to be delivered. (Civ.code 4041)

OPERATING CHECKING/RESERVE CHECKING:

As discussed at last month's meeting, the Board has opened a separate "Reserve Fund" checking account at Umpqua Bank, transferring \$20,000 from the operating account (earmarked to be

transferred to Reserve Fund) to the new Reserve Fund checking account. This will be reflected in November financials which will be presented at the December 2016 Board Meeting.

OCTOBER 2016 FINANCIAL STATEMENT:

Mary's Recap:

FINANCIAL COMPARISON TO 2015 July thru October
COMPARED TO YTD LAST YEAR 2015 TO 2016

*TOTAL OPERATING EXPENSES ARE DOWN \$26,881

*TOTAL EXPENSES ARE DOWN BY \$3,744

*NET INCOME IS UP BY \$19,988

COLLECTIONS:

The Board has discussed the complexity, liabilities and amount of work required to do appropriate and legal collections efforts and has determined it is too much to handle in-house. In the best interest of the Association to hire an outside, professional agency to handle. As such, the Board is exploring companies that specialize only in HOA collections, are versed in legal procedures, Davis Stirling protocol, etc. and will select one company to represent us in collections, payment plans, liens and judicial foreclosures process as necessary.

In addition to about 28 more collections calls/letters, etc. completed this month, we have compiled another 27 accounts to write off as uncollectible debt, bookkeeping adjustments or rescinded fines, which were read out loud at this meeting and attached. This required going to the Lake County Courthouse/recorder/assessor's office to pull deeds and other necessary documentation of ownership, etc. to remove these from our books. Mary Terou and Jessica continue to work very hard on this process, which is quite complicated, and takes a tremendous amount of time and effort. Currently, there are:

*14 active PAYMENT PLANS ESTABLISHED

*18 properties in RHHA that the Lake County Tax Collector has "power to sell"

* 14 properties in RHHA whose owners are deceased/no way to clear (some duplicate with power to sell. This leaves us at about 25 plus properties that we have no way to clear

ARC:

045-226-140 - 3035 Edgewood Dr. Submitted Arc application to add new stairs; more info needed.

045-152-030 - 7165 Fairview Lane Application approved for tree removal due to bug infestation.

045-191-070 - 3495 Westridge Drive ground erosion problem due to drainage system installed by Public works; coordinating with property owner and Public Works Dept. to resolve.

Homeowner reported large potholes on Bergeson road. This has become a concern to our homeowners, as Bergeson is one of RHHA main access roads. Public Works has been informed and will repair road damage.

VIP'S UPDATE:

Kathy Meyer asked if RHHA was going to charge them for the rental of the Clubhouse this year for their Xmas Party. Kathy Andre responded by saying no, we will not charge VIPS. In future, this matter needs to be discussed as to the use of non-residents vs. homeowners attending HOA and VIP events, related use of HOA monies and ways in which to work cooperatively. Holiday event scheduled for December

About 25 participants, plus carolers, have RSVP'd.

CODE ENFORCEMENT:

045-173-090	3255 Marina View Dr.	Tarp hanging from tree/low up toys on lot next door
045-183-060	3260 Westridge Drive	Tarps, debris and pots removed from yard.
045-183-260	6935 Echo Drive	Hearing meeting with owner regarding tenant debris and dog issues.
045-226-110	3027 Riviera Height	Owner notified to remove trash and visible debris.

FIREWISE -

Kathy Andre attended BOARD OF SUPERVISORS MEETING – 11/15/16 where the following items Pertaining to Riviera Heights, Riviera West and Clear Lake Riviera were discussed:

- (1) The proposal allowing homeowners to clear neighboring lots within 100' of owner's property for fire mitigation was tabled as no funding to enforce is currently available.
- (2) The County lot clearing program initiated to clear the worst lots in each subdivision with County support and funding has been tabled as there are no funds. There was a total of 38 submitted by The Riviera's; lots which we could not contain owner compliance; the bid put out by the County to vendors to do lot clearing came in at \$180,000,
- (3) Tom Nixon and Kathy Andre did presentations representing Clear Lake Riviera & Riviera Heights, respectively. Discussed challenges and difficulties of fire abatement compliance, etc. Proposed idea of SELLING OFF "POWER TO SELL" TAX COLLECTOR PROPERTIES AT REDUCED COST SO THAT WE COULD HAVE LOTS CLEARED BY NEW OWNERS win/win as County would gain monies from tax sales.

Kathy Andre met with Lake County Tax collector, Barbara Ringen, regarding "power to sell properties"; AT LEAST 18 PROPERTIES IN RIVIERA HEIGHTS ARE LISTED IN THIS STATUS WITH TAX COLLECTOR. They are planning on doing a tax sale in Spring; however, they have no idea what properties will go up for this tax sale. A property must be offered for sale at least once at the amount that is owed on taxes or at current property value (whichever is greater) the first-time property goes up for sale. If the property doesn't sell the first time, the Tax Collector has the power to set the sale price from anything to nothing. It has been 3 years since Lake County Tax Collector has held a Tax Sale Auction.

In early 2017, the developments of Riviera Heights, Riviera West and Clear Lake Riviera, in coordination with Lake County Fire Safe Council, will begin process of forming our own council, the Mt. Konocti Fire

Safe Council. This will allow us to concentrate Firewise and fire mitigation efforts together, in a focused, collective effort.

Lot Clearing/tree removal:

045-143-200	2799 Marina View	lot cleared
045-252-230	7400 Evergreen Drive	3 trees removed by Francisco
045-203-140	3555 Westridge Circle	owner will clear his lot by Jan. 15, 2017
045-144-120	2848 Marina View	Contacting property manager to clear lot of high weeds.

We have on-going property inspections and are working with homeowners to come into firewise and CC&R compliance.

SWIMMING POOL UPDATE:

Heater & pump have been ordered and will be installed in January 2017, pending weather.

MARINA:

New vandalism has occurred at Marina. The old pump house was vandalized. Because they pulled down the collar ties which supports the rafters and stops the building walls from spreading apart, it has caused the building to bulge and the roof to partially cave in. We must decide whether to repair, demolish and/or replace. This will depend on State Farm insurance claim assessment. We did a site inspection with State Farm Insurance Claims adjuster – they are sending out a State farm selected General Contractor to determine if the building can be repaired or whether it should be torn down. We met with John Goss, Sewer & Backhoe Contractor, to get a bid on demolition and hauling off pump house debris in the event the building must be torn down. We also need to relocate all electrical before it can be torn down.

John Goss is also evaluating and giving a bid to repair the septic system/bathrooms at the Marina to determine what are our options.

The cameras have been installed and electrical repaired for security surveillance, which is now operational.

We are waiting for a bid for the Marina pier repair from Mark Tanti.

The meeting was adjourned at 3:30 pm

Minutes Respectfully Submitted by Barbara Meconi

Approved by Kathy Andre, President _____

Next Monthly meeting will be held on January 4, 2017.