

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

SPECIAL OPEN BOARD MEETING DECEMBER 13, 2018

ROLL CALL:

Kathy Andre, President  
Susan McGurgan 1<sup>st</sup> Vice President  
Chris Welch, 2<sup>nd</sup> Vice President  
Barbara Meconi, Secretary

ABSENT:

Victoria Robinson, Treasurer

The meeting was called to order by President Kathy Andre at 11:05AM.

GRANT APPLICATION:

Kathy Andre, Phil Hartley, President of Riviera West, and Debra Sommerfield, Riviera Heights Homeowner, an experienced Grant Writer, are finishing up applying for a grant through Cal Fire to reduce fire fuel in both the Rivas. The grant deadline was December 14, 2018. KFPD has agreed to sponsor us. We also have received support from the Bureau of Land Management; Jim Comisky, former Battalion Chief, and BOD member of the South Lake County Fire Protection District; and Tina Scott, District 4 Supervisor, who are writing letters of support.

If awarded the grant, Mary Terou, our bookkeeper, has grant experience and would be able to help put bills together. The grant is for 2 years or until March 2022 or two seasons.

REDUCTION OF TREES:

The grant money would go towards the reduction of Grey and Knob Cone Pine trees through the area, allowing for evacuation routes; clear a great part of the common areas owned by RHHA, which amounts to 79.45 acres of land that hasn't been cleared for years.

The tentative project budget is \$570,000 and would be divided between Riviera West and Riviera Heights, and we could commit to a grant match of \$20,000. The formula is based on the number of parcels or \$1,800 as the average cost for tree removal.

BLACK FOREST:

At a meeting with Rob Brown, Lake County Supervisor, and Bureau of Land Management in the Black Forest, all agreed it must be done this year and, in fact, is earmarked for May, 2019. Buckingham and Rivas are asking for volunteers to help clear the forest floor. Or, if you cannot help perhaps hire a person to help as your way of volunteering. We have to move forward with this resolution which has to be included in the grant application #1819-06.

MOTION MADE:

Chris Welch made a motion to approve the Resolution as written. The motion was seconded by Susan McGurgan all were in favor.

ROB BROWN'S FIRE SAFETY ZONE PROGRAM:

Rob Brown is working with the County getting ballots mailed out to each association in January to vote on his proposal. The proposal needs 51% of the vote in each area. If passed, the worst of the worst lots of each area will be cleared first.

The program will give CalFire/KFPD the right to come in and clear without property owner's permission which would then be charged to their property tax bill.

WINTER TREE REMOVAL PROPOSAL:

We have received a Winter proposal from a vendor who has worked in our area before. He is proposing to remove dead or dying trees down at the Marina (both sides) which would make it safer in the event of an evacuation. The average cost to remove a tree is approximately \$1,800. He is proposing removing trees on a sliding scale. This proposal is also open to homeowners as well. We would have to commit to \$10,000 and all work must be completed by March 31<sup>st</sup>, 2019.

MOTION MADE:

Chris Welch made a motion that we accept the proposal of Robert Schmidt. ARC rules would still apply and homeowners would still need RHHA approval prior to cutting down any trees. The motion was seconded by Susan McGurgan, all were in favor.

A letter will be going out to all homeowners by January 1, 2019.

DISPUTE RESOLUTION MANAGEMENT COMPANY:

Kathy told homeowners of Brent Hignell Company which is a dispute resolution company that can give immediate advice to HOA'S if and when concerns arise. There cost is \$150 an hour with a two-hour minimum. This is far less than the cost of an attorney. RHHA will be looking over their contract.

The meeting was adjourned at 12:15PM

Minutes Respectfully Submitted by Barbara Meconi, Secretary

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