

is scheduled to be back in court again in September. If judgement is awarded to RHHA, the case could represent another \$5,000 in collections.

CLUBHOUSE POOL:

Our pool was closed for several days during the evacuation advisory. It is currently closed because of poor air quality.

The pool cover reel has been repaired by Board Member Chris Welch.

We had an electrical problem in the pump room that was repaired by Dan Otte Electric. He reports that this wiring, which was done some time ago, needs to be updated. After pool season closes, we will schedule Otte Electric to revamp the wiring appropriately.

We are sorry to report that Zach Villalobos has given his notice as Maintenance Person. If anyone is interested in applying for this position, an application may be picked up at the office. Zach will remain in the position in the interim.

MARINA:

Two important issues were reported at the Marina in the last month. The first incident was reported by one of our homeowners who advised us of a “smoldering” fire left unattended in one of the fire pits. When the surveillance tape was reviewed, it showed two adult males carrying large bags of trash, placing them in the fire pit and burning. The fire was very high and could have created a very serious danger to our entire community. Tape reveals they arrive at approximately 12:01AM and stayed until 5:30AM. Because of this, the Board has voted to cover the fire pits but, since this is part of RHHA homeowners’ amenities, Kathy felt this would require a vote of the membership. Chris Welch, made a proposal that we have a 90-day moratorium on any open fires at the Marina, including bar-b-cues. It was seconded by Susan McGurgan. All BOD was in favor, as well as all RHHA members in attendance.

Stainless steel covers will be made and placed over the pits and bolted down. They will be designed by Howard Adresen, a resident of Riviera Heights. We have also purchased new signage that reads “NO BAR-B-CUES or FIRES.”

The second incident reported by Gary Hill was the theft of our surveillance cameras. This incident has been reported to the Sheriff. The surveillance camera film showed a very clear picture of the perpetrator as he was taking cameras down. The film was shown to the members in attendance. One member recognized the person, but did not know his name. We will be replacing the cameras with two or possibly four cameras on a much higher pole. In the meantime we will follow up with all legal and civil actions available to our HOA.

FIREWISE:

RHHA is a nationally recognized Firewise community. We work each and every day inspecting and tracking properties to reduce fire fuels in Riviera Heights. Our Firewise Committee meets the second, third and fourth Wednesday of each month at 9:30AM to discuss which properties still need to be cleared, monitoring progress, contacting property owners, obtaining bids on their behalf to have the fire risks on their properties remedied, etc. Committee Members and BOD also address common area property fire abatement matters, etc. Any property owner in RHHA may join us at one of these meetings.

KELSEYVILLE INTERFACE FUEL PROJECT:

Kelseyville Interface Fuel Project, through a grant obtained by KFPD, and in coordination with Calfire and the Lake County Fire Safe Council, cleared firebreaks and removed dense underbrush in Clearlake Riviera, Riviera West, and in Riviera Heights over the past two years. These firebreaks not only protect the homes that butt up against the open space/wilderness road area, but create vehicle access to first responders. These fire breaks create a buffer to fight fires coming up and over Mt. Konocti and down into our community. In RHHA, CAL FIRE cleared major areas behind Skyline Drive and Westridge Circle. Hopefully there will be additional work to further clear brush from these areas.

FIRE FUEL INSPECTIONS:

We hired Jim Comisky, retired Battalion Chief, again this year to inspect all homes in Riviera Heights for potential fire risks. After each property is inspected a report is written, turned in to the office where we then send a notice to the property owner (those rated high and medium) who is given until June 1st to clear the property of fire hazards. If the property owner does not clear the property, they are then sent a Hearing Letter in which they must appear before the BOD. If they do not appear or write explaining why this has not been done, then they can be fined. The fine is equal to the cost of the bid we have received to clear the property. Each property owner must be given "due process" per Davis Sterling.

Our Firewise Committee/Board Members work with homeowners to clear their properties. To date, the following properties have been cleared or are in the process of clearing:

- June, 19 properties were cleared and 59 are in the process
- July, 32 properties cleared and 43 pending

Total of 94 properties were cleared or pending for June and July.

COMMENT ON 'NEXTDOOR RIVIERA':

"Why doesn't the Association just clear lots that pose a fire hazard?" The answer to this is, we must abide by Davis Sterling and follow legal protocol. We cannot arbitrarily clear lots.

ABANDONED/DECEASED PROPERTY OWNERS:

We have a serious problem with properties that have either been abandoned or have deceased owners. Currently we have 11 properties with deceased homeowners whose properties have been left in limbo and are in extreme tax default. We have gone to the County and tried to negotiate having these properties dealt with through Tax Collector auctions, etc. There are major roadblocks in trying to resolve this matter with the Tax Collectors office and county representatives.

Seven of the properties with deceased owners are high fire danger as they have not been cleared for years. Our CC&R's say that we can go onto properties that pose a high fire danger and clear them; however, where there is no one alive to charge the cost to. We know we will never re-coop the money spent on having these lots cleared. We have gotten bids on these properties and are looking at approximately \$8,000 to clear them. Once they are cleared we must maintain them each year until the properties sell at some future time. Monies to clear these seven lots would come out of the Operating

Budget. A discussion was held pertaining to clearing these lots with the money our collection associate has taken in and, in this way, we would not have to do a special assessment and our homeowners would not have to come “out-of-pocket” for this expense.

Kathy was making calls to Real Estate Attorneys to verify that we can legally do this as written in our CC&R’s. We would still have to go through the motions of current protocol.

MOTION MADE TO CLEAR LOTS OF DECEASED/ABANDONED OWNERS:

Kathy made a motion that we clear the vacant lots of deceased owners in Riviera Heights – approximate cost of \$7-8,000. The motion was seconded by a homeowner present, as well as by Susan McGurgan, Board Member. All members present were in favor, and the Board voted to proceed with the clearing Of these specific lots, as the fire danger to all RHHA homeowners outweighs the cost. As the owners Are deceased and no one else owns the property, there is not other legal recourse available at this time.

MOTION MADE FOR BRUSH/BRANCHES PICKUP DAY:

Chris Welch made a motion that we conduct a brush/branches pick up day open to any homeowner clearing their property. It was seconded by Susan McGurgan. All were in favor. A date and time will be announced in the next couple of weeks. The Board will also evaluate a chipper day program vs. hauling Brush.

VOLUNTEER FIRE STATION:

Eric Andre homeowner called asking what were the possibilities of getting our volunteer fire station back in the area. We have explored this option previously with KFPD and due to lack of funding this Was not feasible. Eric Andre will look into this and present some ideas regarding this matter. As For volunteer fire fighters, it is difficult to become a volunteer firefighter now, as volunteers must go through almost the same extensive training as a regular firefighter would.

FIRE HYDRANTS IN RIVIERA HEIGHTS:

Our thanks to Chris Welch, 2nd Vice President on the BOD, for getting all our fire hydrants here in Riviera Heights tested. We have 33 fire hydrants in Riviera Heights which were previously mapped out by Stephen Stetzer and Larry Pennington. The maps were then brought to the Kelseyville Fire Department. Fire Hydrants in Special Districts 20 (which includes RHHA) have not been tested in years. We will continue to work together with Special Districts to check the hydrants annually.

CHIPPER DAY:

Again, this year we held our Chipper Day. The work was done by Timberline Management. They had two crews of 6 men. It took them 3 days to do 86 properties. The cost was \$6,500.

UPDATING RHHA’S CC&R’S:

RHHA CC&R’S need updating as California civil codes and laws have changed drastically over the last years. This must be done in order for us to keep up with current laws established by Davis Stirling that govern common interest developments and homeowners’ associations in California.

ARC:

- 045-162-080 3179 Westwood Drive
Application requesting height variance re-submitted; letter regarding request will go out to nearby Neighbors for their input, which will be considered in ARC request decision.
- 045-222-110 3017 Riviera Heights Drive
Owner obtained ARC approval to remove pine tree uprooting sidewalk in front of house. Owner also submitted drawing for proposed fence on property.

CODE ENFORCEMENT:

LIGHT SHIELD FOR PARKING LOT – SHIELDS MADE & NEED TO RENT CHERRY PICKER LIFT TO INSTALL

- 045-143-330 7182 Fairview Lane
Contacted Property Management Company
Regarding on-going tenant issues; tenant moving out July 13, 2018.
Now delayed – eviction process underway.
- 045-252-220 7390 Evergreen Drive –
Tenant has Sofa & debris in driveway – sent letter to owner
Tenant removed sofas; however, debris remains and more added.
Board voted to assess fine of \$250 for not resolving code enforcement issue.
- 045-171-060 3229 Westridge Drive
Owner sent hearing letter regarding alleged operation of commercial
Business out of home and to remove scaffolding outside.
Scaffolding removed;

SOCIAL COMMITTEE:

August Art & Wine Event postponed due to wildfires/evacuation;
Yoga Classes held each Tuesday and Thursday at the clubhouse.
Italian Night will be held in September. Date will be announced.

WATER UPDATE:

Lynette Dunbar gave an update on the progress of the new Steel Water Tanks that will be installed and the progress being made on the grants.

FIREWISE:**LOTS CLEARED IN JULY:**

- 045-152-040 7155 Fairview Lane
Owner paid Majestic Landscaping to remove dead tree and clear property.
- 045-193-010 3390 Westridge Drive
045-193-030 3430 Westridge Drive

Bruce negotiated past due homeowners account settlement (with approval of Board) that also included paying to have these 2 properties cleared for fire abatement; Properties cleared by Majestic Landscaping

- 045-142-200 7195 Riviera Heights Drive
Owner cleared high weeds in response to hearing letter.
- 045-192-090 3505 Westridge Circle
Owner hired Francisco Lopez to clear lot - medium fire hazard.
- 045-281-020 3117 Riviera Heights Drive
045-281-030 3127 Riviera Heights Drive -
045-281-040 3137 Riviera Heights Drive
Owner had trees on all 3 properties limbed up/cleared.
- 045-143-060 2848 Riviera Heights Drive
Owner paid Majestic Landscaping to finish clearing lot. Completed.
- 045-152-010 7179 Fairview Lane
Owner paid Majestic Landscaping to clear lot; completed.
- 045-281-080 3177 Riviera Heights Drive
Cleared by Majestic Landscaping; owner paid.
- 045-201-060 3620 Westridge Court
Owner responded and had lot cleared.
- 045-234-220 3108 Skyline Drive
Majestic Landscaping cleared; Owner paid.
- 045-231-110 3155 Marina View Drive
- 045-225-050 3110 Westwood Drive
Hearing letter sent for brush and high weeds; cleared.
- 045-233-110 3198 Marina View Drive
Hearing letter sent; owner cleared around her house and cleared her lot.
- 045-183-080 3248 Westridge Drive obtained bid/lot cleared-
- 045-234-020 6940 Grande Vista
Owner responded to hearing letter; Lake County Tree service cleared.
- 045-153-060 2880 Marina View Drive Soper
Vacant lot cleared of high, dry grasses by property manager.
- 045-233-080 3176 Edgewood Drive
grasses high/dry – weeding all the way around house completed.

045- 241-060 3026 Edgewood Drive and
045-241-070 3012 Edgewood Drive
Owner cleared defensible space around house and cleared lot;

045-143-190 2789 Marina View Drive
Property cleared by Majestic landscaping.

045-232-040 3148 Marina Drive
HOA contacted real estate company with property listing; Homeowner cleared;

045-242-020 3080 Skyline Drive Cleared by Majestic Landscaping

045-242-010 3096 Skyline Drive
Cleared by Majestic Landscaping

045-221- 020 3055 Westridge
Front of house cleared of high dead grasses

045-281-060 3157 Riviera Heights Drive
Owner had property cleared in response to hearing letter.

045-233-170 03231 Skyline Drive Alan Harris
New property owner (bought Ma Tan house)
High dead grasses/thistle in front of house removed.

045-183-140 3815 Echo Owner cleared high dry grasses

045-233-200 3195 Skyline
Obtained bids; Owner paid Lake County Landscaping to clear high weeds/grasses

045-261-080 7288 Evergreen Drive
Hearing letter sent due to tree limbs that contact roof or eaves; work completed and
Removed high grasses around house.

LOTS PENDING IN JULY:

045-226-020 3090 Marina View Drive
Owner has hired Lake County Tree Service to remove tree. Check received at office.

045-153-090 2892 Marina View Drive
Obtained bid for owner from Majestic Landscaping to clear. Check received at office.
Also working on retaining wall repair/replacement.

045-191-010 3405 Westridge Drive
Hearing letter sent as trees need to be limbed up from ground. Medium hazard.
Check received at office; pending clearing.

- 045-241-050 3040 Edgewood Drive
In response to hearing letter, Owner Hired Timberline Land Management to clear; Still pending as Timberline got pulled off to work the County Fire
- 045-241-040 3054 Edgewood Drive
In response to hearing letter, Owner hired Timberline Land Management to clear; still pending as Timberline got pulled off to work the County Fire.
- 045-234-150 3202 Skyline Drive
Hearing letter sent due to brush, vegetation and trees that need to be limbed up. Medium hazard. Owner responded and hired Timberline Land Management to clear; Scheduled, but delayed due to Timberline working on County Fire.
- 045-234-210 3122 Skyline Drive
Met with property owner & son in response to hearing letter; owners obtained bids from Timberline and Majestic landscaping; pending clearing. Scheduling lot clearing with Timberline. High fire hazard.
- 045-234-080 3258 Skyline Drive not cleared as of 6/24/18
045-234-090 3250 Skyline Drive not cleared as of 6/24/18
Spoke with owner he will be up on 7/12/18 and he will be up within next 2 weeks to clear both properties. 3250 is official address; properties merged; He has two trees that will be removed this fall – both dying pines.
- 045-262-100 7299 Evergreen Drive –
Inspected property and needs weed eating/minor brush clearing; estimate of \$200- to clear; Bruce is helping to handle owner account & lot clearing. Negotiating settlement of Homeowners past due account; lot clearing will be done upon account settlement.
- 045-152-230 3883 Marina View Drive -
Working with Bruce Kupferman to assist Owner in complying with fire risk assessment. Owner is hiring Jose Ramierz to clear lot; scheduled for 6/7/18 or pending fine will be assessed. Jose Ramierz stopped clearing on 6/20/18 as he ran into dense poison oak. Only half cleared due to poison oak; negotiating for lot to be totally cleared.
- 045-193-050 3450 Westridge Circle
Contacted owner in follow up to high fire risk notification and hearing letter. Owner did not show for hearing on 5/23/18; Board voted to assess fine for fire abatement as lot still not cleared. Bruce Kupferman following up on collections.
- 045-241-240 3082 EDGEWOOD DRIVE
Working with owners; obtained bid for tree removal, weed clearing and trash/debris removal. High fire and debris problems. Owners accepted bid and sending check For work to be done by Majestic Landscaping.

- 045-192-040 3526 Morningside Circle
Downed tree pending removal by DEPT. OF PUBLIC WORKS.; now owner will have to clear as Public Works is backlogged and can't get to project. Obtaining bid for owner.
- 045-261-060 7296 EVERGREEN DRIVE
Obtained bid and working with owner to remove bay trees next to house, as well as poison oak and branches hanging over roof. Owner has cleared weeds in yard.
- 045-182-020 3345 Westridge Drive
Inspect lot again, as additional clearing may be required; contact homeowner/send hearing letter. Hearing letter with potential fine sent to have property cleared of Weeds/brush. Bid obtained from Lake County Landscaping.
- 045-261-120 2995 Eastridge Drive
Send hearing letter for shrub removal and removal of dead/low manzanita tree.
- 045-261-140 3090 Riviera Heights Drive
Hearing letter sent due to brush & high grasses; medium hazard.
Obtained bid from Majestic Landscaping.
6/11/18 Board voted to assess a fine in the amount of \$800 as no response.
Property manager finally called and is working with owner to have properties cleared ASAP; also, to pay past due account.
- 045-171-180 3219 Westridge Drive
Hearing letter sent as dead fronds on palm tree need removing and vegetation growing under eaves of house need to be thinned/removed. Medium hazard.
- 045-172-060 3216 Westridge Drive –
Owner responded to hearing letter; but vacant lot still not cleared; obtained bid from Majestic Landscaping; Board voted to assess fine.
- 045-152-350 2987 Marina View Drive
Remove dead sections of junipers and limb up tree six feet. Grandson is working on this. Not finished but in progress.
- 045-171-180 3203 Westridge Drive
Obtaining bid from Majestic Landscaping for owner; high dead grasses in front and sides of house; medium violation; bid from Majestic Landscaping. Will pay for lot clearing when escrow closes on lot and RHHA homeowner account settled.
- 045-193-110 3520 Westridge Circle
Sent hearing letter & obtained bid to clear from Majestic Landscaping
Board voted to assess fine.

- 045-152-370 2957 Marina View –
Working with owner to obtain bids for property clearing;
- 045-183-070 3254 Westridge Drive -
Owner sent hearing letter; no show or response; obtained bid from
Majestic Landscaping; Board voted to assess \$400 fine.
- 045-253-110 7337 Evergreen Drive
High grasses/dry – weed all the way around house; hearing letter sent
Owner sending check to have Majestic Landscaping clear.
- 045-234-100 3242 Skyline Drive
Bid received from Majestic Landscape to clear lot; hearing letter sent.
- 045-153-220 2888 Marina View Drive
Backyard and bank need to be cleared of brush/grasses; owner advised
and will clear.
- 045-233-050 3146 Edgewood Branches on road need to be removed
- 045-231-010 3160 Westwood Drive
Needs clearing; owner likely deceased (100+ years old); wife deceased.
- 045-173-010 3198 Westwood Drive
Remove dead palm fronds from front yard
- 045-233-020 3116 Edgewood Drive AMG Trust
Obtained bid from Majestic Landscaping to remove weeds/limb up trees.
LVMM on 7/16/18 for Steve
- 045-281-070 3167 Riviera Heights Drive
Hearing letter sent with fine potential; weed/brush removal
- 045-201-230 3610 Westridge Circle Double lot; large dead branch hanging down from tree; branch
- 045-181-100 6830 Echo Drive – Bayles – owner deceased.
Working with family members to try to have lot cleared. High danger; vacant lot located
between 2 houses.
- 045-173-120 3225 Marina View Drive
Owner contacted to remove walnut branches hanging over fence into neighbors'
property posing fire risk; bids obtained for work; owner sending check.
- 045-271-070 7528 Evergreen Drive

- 045-271-080 7530 Evergreen Drive
Owner contacted regarding fire risk of both lots having high, dry grasses and need to be cleared ASAP. Owner said properties would be cleared but no work has been done yet; Hearing letter sent with potential fine.
- 045-173-090 3255 Marina View Drive
Dead dry grasses piled/stacked next to propane tank in back yard;
High fire danger. Contacted owner who contacted her property management company to resolve, as this is a rental house. Pending removal.
- 045-144-110 2844 Marina View Drive
Looked at tree that owners want removed from property next door – very close to their fence and hangs over into yard - concerned about fire danger. Contacted property manager on behalf of owners to have tree removed.
- 045-241-180 3037 Skyline Drive
Obtained bids to have high, dry grasses cleared. Notified owner who is cooperating and mailing check to RHHA office to have work done.

The meeting was adjourned at 3:40PM

Next regular Homeowners' Board Meeting will be held on September 5, 2018

Minutes Respectfully Submitted by Barbara Meconi, Secretary

Approved by Kathy Andre, President _____