

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, JUNE 29, 2024

The RHHA Annual Meeting was held at the RHHA Clubhouse on Saturday, June 29, 2024, at 10:00AM; both in-person and via ZOOM.

MEETING CALL TO ORDER: 2:08pm

1) ROLL CALL

A. Board Members:

- ❖ Kathy Andre, President (present)
- ❖ Susan McGurgan, Vice President (present)
- ❖ Antony Bisaccio, 2nd Vice-President (present)
- ❖ Vicky Lauritzen, Treasurer (present)
- ❖ Byron Turner, Secretary (present)

B. RHHA Staff & Volunteer Committee Members – staff

Tara Davis – Office Manager

Richard Phipps – Maintenance/Handyman

Pool Monitors: Amirah Jassar, Brittany O’Boyle, Michael Hayes, Maddie Guistolise and Ciera O’Boyle

Bruce Kupferman – Collections Representative was acknowledged by attendees for his on-going efforts in recovering owners past due accounts, resulting in collections of \$86,787.69 2023 and \$18,148.32 January through June 2024.

Mary Terou – Book Keeper (contract basis)

2) APPROVAL OF MINUTES– June 6, 2024, Board meeting minutes unanimously approved by Board as submitted

3) INSPECTOR OF ELECTION – Introduction of Denise Alderman; ballots were counted while meeting was conducted; ballot counting open for members to observe.

4) OFFICE ISSUES/FINANCIAL REPORTS

A. Account Balances

B. Financial statements – handouts available at meeting (same as those distributed at June Board Meeting.

- C. RHHA Annual Dues Statement for 2024/2025 – statements mailed mid-June.
- D. Transfer of \$36,480 to RHHA reserve fund for remaining balance of annual reserve contribution totaling \$72,960 has been made.
- E. Annual Financial Review - Pehling & Pehling, CPA's – scheduling for August 2024
- F. Fire Abatement Fine Assessments – fire abatement fines are now being assessed on properties in fire abatement non-compliance.
- G. Two properties in Riviera Heights were sold at recent County Property tax sale/auction

5) PRESIDENTS REPORT:

- A. CLUB HOUSE – projects accomplished included repairs to Clubhouse deck, addition of structural support post under deck, replacement of deck railing.
- B. SWIMMING POOL – resurface of pool deck area, painting of picnic tables and pool tables; passed pool inspection and pool opening & barbeque were scheduled held on Saturday of Memorial weekend.
- C. MARINA – new float working with raising/lowering to changing lake water levels; remember to lock gate upon entering/exiting the marina.
- D. ARC – on-going follow-up with alleged violations, including starting work on exterior improvements on property without first submitting ARC application and obtaining ARC approval.
- E. CODE ENFORCEMENT – on-going follow-up to alleged code enforcement violations
- F. SOCIAL COMMITTEE – Opening bar-b-que was success; water aerobics, Friday Fun Nights and Ice Cream Sunday events underway.
- G. FIREWISE - UPDATE:
 - ❖ RHHA Annual Fire Risk Inspections/Program
 - ❖ Fire Hydrants – Blue Reflector Dot Installation in process; replacing ones scraped off by county snowplows during winter storms.
 - ❖ Benefit Zone Program – properties being identified to submit to L.C. Code Enforcement for clearing through the BZ program; properties in fire abatement non-compliance whose owners are in extreme tax default (deceased, abandoned properties) or owner is not cooperating with RHHA to bring their properties into compliance.
 - ❖ Spring Chipper Days – completed May 8th thru 14th, 2024; RHHA sub-award grant of \$7,000 from CLERC helped defray cost of Chipper Program.
- H. CLERC Mitigation Grant award to RHHA – Goat grazing in Riviera Heights underway to clear brush on Cal Fire fuel breaks surrounding backside of RHHA
- I. Abatement of RHHA Common Area Properties is underway; Clubhouse and common area around Clubhouse and at Marina cleared by Rico Tree Service.

- J. Reflective Address signs – KFPD is not going to install signs and would not provide posts for installation; North Coast Opportunities and the Lake County Fire Chiefs Association are trying to resolve this issue.
- K. Konocti Fire Safe Council – helped to develop and implement a \$380,00 grant in partnership with County of Lake Public Works Department and Clear Lake Environmental Resource Center to remove 100 hazardous trees and brush mitigation along Soda Bay Corridor.
- L. Dept. of Public Works – grant for clearing roadsides along Soda Bay Corridor and evacuation plan was completed April 2024.
- M. PRIZE RAFFLE DRAWINGS – names were drawn for 3 owners whose properties were cleared of fire risk as of June 1, 2024 to receive gift certificates from Kelseyville Lumber- *1st prize \$300; 2nd prize \$200, 3rd prize \$100. Owners will be contacted by phone to pick up certificates.*

6) BALLOT COUNT/ELECTION RESULTS:

154 eligible ballots were received representing 249 votes (due to voting owners owning multiple properties. This included 15 abstained votes (which counted towards quorum requirements). A majority of 51% of membership required to achieve quorum for election of board members was not achieved. However, a 26% quorum was achieved. Accordingly, the election meeting will be reconvened at a future date with a 26% quorum requirement met so that election can proceed. Owners will be notified by mail as to date election meeting will be reconvened.

8) ADJOURNMENT OF MEETING – meeting adjourned at 12:10pm

The Next RHHA Monthly Board Meeting will be held at 2:00 pm on Thursday, August 1, 2024, at the RHHA Clubhouse and via ZOOM. Contact the RHHA for more information.

