

Minutes From:
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING
FRIDAY, MAY 9th, 2025

▪ **MEETING CALL TO ORDER**

Meeting called to order at 11:10am

• **ROLL CALL**

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President – present on ZOOM

Antony Bisaccio, 2nd Vice President – present

Vicky Lauritzen, Treasurer - present

Chris Welch, Secretary – absent

• **Others present**

Tara Davis, RHHA Office Manager

• **APPROVAL OF MINUTES -FEBRUARY & APRIL**

Not approved at this time.

• **TREASURER’S REPORT:**

Account Balances/Recap report for April of 2025 were reported by Vicky Lauritzen, President. These reports were available as handouts to Board Members and RHHA residents in attendance.

• **CLUBHOUSE/OFFICE:**

• **ELECTION RESULTS**

This year there were three open positions on the board, 3 people turned in their notice of candidacy for the board, of those three people all three were current board members already serving on the board. So, because there were 3 open positions on the board, 3 candidates ran for the board the elections are determined by acclamation. So, voting or sending out ballots is not necessary. Those candidates will fill and continue in those board positions. If there were more candidates running for the board than positions available, then we would be running the whole election process. The good news is that not having to run the whole election saves the association funds that would have been incurred for printing and postage. The results of the election will go out in our annual Spring Disclosure in the next 2 weeks. The board will be seated at the RHHA Annual June 28th meeting

• **Reserve Study Update-Reserve contribution for 2024-2025 \$35,000-Board to vote/approve**

Discussion about what the reserve study is which is an analysis of all the assets of the association. We are at a 55.8% funded, a strong mid-range.

2025-2026 BUDGET & RESERVE STUDY- Board to vote/approve

The Board has prepared a draft of the 2025-2026 Budget Study. Board to vote/approve “refer to Annual Spring Disclosures section”. The biggest reserve expense will be asphaltting of the RHHA parking lot.

- **Annual Dues for 2025-2026-Budget**

Current yearly dues are \$475. With cost of everything going up we are increasing the dues by \$50 for the new fiscal year bringing the dues up to \$525 per year.

Vicky Lauritzen makes a motion to approve increasing the dues by \$50.

Seconded by Antony Bisaccio.

Unanimously approved.

- **Annual Spring Disclosures mailing-May 2025**

Budget goes out to every owner at RHHA as part of the Annual Spring Disclosures. If you want a full detailed budget, you can request it from the office.

No anticipated special assessments happening, there is no civil litigation pending. We have no outstanding loans greater than 1 year.

Vicky Lauritzen makes a motion to approve the proposed budget.

Seconded by Susan McGurgan.

Unanimously approved.

RHHA Schedule of FINES

Attached to the Annual Spring Disclosures. No changes from last year’s list.

Susan McGurgan makes a motion to double the fine for commercial breeding of animals to \$500.

Seconded by Vicky Lauritzen.

Unanimously approved.

Discussion regarding parking in unapproved areas or on the grass.

Discussion about reflective signs being required on homes only, recommended on vacant lots.

Susan McGurgan makes a motion to require reflective signs on homes only, recommended on empty lots not required.

Seconded by Antony Bisaccio.

Unanimously approved.

There are no other changes on the Annual Spring Disclosures regarding fees or fines.

- **Annual Meeting-Saturday June 28th @ 10am**

Usually the main purpose of this meeting is to count the ballots for the election. Since we don’t have an election this year, we likely have a guest speaker.

- **PG&E Scheduled Power Outage-Friday, May 16th 8:30am-4pm**

Announced

- **Club House Ceiling Fans**

New ceiling fans have been purchased and will be installed soon.

- **Rules & Regulations for RHHA Areas-Marina, Pool, Wilderness**

Including the Club House, pool, and marina RHHA owns 79 acres of common area property. Some of that are green belt areas, the wilderness road with the hiking trails.

We have to maintain all those areas. None of the rules or Regulations have been changed, just to clarifications in descriptions.

Some reading of the basic rules of usage for residents of RHHA using the marina, same as they have been.

Vicky Lauritzen makes a motion to approve the common area rules as presented

Seconded by Antony Bisaccio.

Unanimously approved.

PRESIDENTS REPORT:

- **RHHA FIREWISE - UPDATE:**

- **RHHA Annual Property Fire Risk Inspections started mid-April**

- Tara Davis, RHHA Office Manager announced the hiring of a new Fire Inspector, who is doing a great job.

- **STATUS of Inspections-**

- All properties have been inspected.

- **FA Inspection Reports mailed to property owners**

- Just finishing sending or emailing reports to residents. Starting the re-inspection process as residents get their properties cleared and request it to be re-inspected and hopefully cleared.

- **Deadline for clearing properties for Fire Abatement Compliance – June 1, 2025**

- Residents can call and get an extension if you need additional time.

- Unless you have gotten an extension, if your property is in noncompliance after June 1, 2025, you will get a hearing letter which is part of due process, and you have the right to come before the board to discuss/contest your inspection results, as detailed in the hearing letter.

- **2025 SPRING CHIPPER DAYS-Set for May 27-May 30**

- Will be done by Timberline Land Management. Residents must register with the RHHA office to participate in chipper day.

- **KONOCI FIRE SAFE COUNCIL –**

- **Black Forest-Prescribed Burn**

- There are about 500 piles of gathered branches and debris in the Black Forest. CalFire did a controlled burn of an estimated 100 of those piles and are done burning for the year.

- **\$89,000 Grant-Mitigation**

- KFSC was just awarded a \$89,000 grant from PG&E to do mitigation work in the KFSC area. KFSC is currently clarifying where the money is going to be spent, and when that's going to start.

- **CODE ENFORCEMENT – UPDATE**

- Mostly the same old issues. Trash out, inoperable vehicles, parking. Dealing with a lot of parking issues due to more family members having cars combined with also parking boats and RV's.

Int. _____

▪ **ARC – UPDATE**

Reminder, please if you are planning on doing any improvement to the exterior of your house, such as replacing windows, replacing doors, putting on a new roof, putting on solar, painting the exterior of your house (unless it's the same color that it was), you need to submit an ARC application and for it to be approved before you start the project. We try to turn these applications around quickly.

▪ **MARINA – UPDATE**

• **Marina- Reseal of Trench Bid-Board to discuss and vote**

Bid submitted by S&K Sealing and Paving to reseal the trench that was dug across the parking lot to run electrical. Referred to Executive session.

• **POOL**

• **Pool OPENING-Saturday May 24th-Memorial Day Weekend**

Will be open at 10am and closes at 7pm nightly. Along with a BBQ for RHHA residents from noon to 2pm. Please RSVP to attend at rivieraheightshoa@gmail.com

• **Pool CLOSED on Mondays for the month of June**

This is the lowest day of usage, especially in June most kids are still in school.

• **Pool possibly closed on Mondays for Summer 2025-Board to discuss/vote**

Board discussed whether to close the pool on Mondays in July and August. A motion was made to keep the pool open on Mondays in July and August and the Board voted unanimously to approve.

• **Pool Operational Schedule/Pool Monitors-Interviews will start next week**

Resident brought up a question regarding how does the schedule work with the Lifeguards. It was explained we do not have Lifeguards we have Pool Monitors. Pool Monitors are currently being interviewed to hire for the summer. Pool Monitors are basically at the pool to make sure RHHA residents and their guest are following the rules of use of the pool. The pool is inspected every year the Lake County Dept of Environmental Health. Our pool inspection is set up for May 15th.

▪ **SOCIAL COMMITTEE:**

- Pool Opening BBQ

• **OPEN FORUM**

No questions presented during open forum

• **ADJOURNMENT OF MEETING at 12:07pm**

Next RHHA Board Meeting will be held on Friday June 6, 2025, at 11am

These Minutes were approved by the Board of Directors.

Christopher T. Welch, Secretary

Date