

MINUTES
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING
THURSDAY, NOVEMBER 7, 2024

- **ROLL CALL**

Meeting called to order at 2:04pm

- **ROLL CALL**

Board Members:

Kathy Andre, President - present

Susan McGurgan, Vice President - present

Antony Bisaccio, 2nd Vice President – present

Vicky Lauritzen, Treasurer - present

Chris Welch, Secretary - present

- **APPROVAL OF MINUTES** – October 3, 2024, Board Meeting

Board Members unanimously approved and adopted minutes from Board Meeting

- **TREASURER’S REPORT:**

- Account Balances/Recap from November 6th of 2024 were reported by Vicky Lauritzen, Treasurer
These reports were available as handouts to members in attendance

- **CLUBHOUSE/OFFICE:**

- **Bank Accounts Transition from Umpqua Bank SBMC**

Checking account that was at Umpqua Bank has been transferred to SBMC.

Two other accounts still to be transferred (Money Market and ARC) from Umpqua

- **Fall Disclosures mailed/emailed to owners**

Have been mailed and/or emailed to all RHHA property owners in October 2024.

- **Clubhouse/KFSC Printer**

The HP printer purchased last year by KFSC and housed at RHHA use by both the RHHA & KFSC was not working, unable to be repaired and has now been replaced with a new printer by HP at no cost.

- **RHHA Clubhouse Parking lot – Asphalt/Overlay**

We are obtaining bids for future repaving/repair options of the RHHA parking lot as part of The RHHA Reserve Study/Plan for maintenance of assets. Bids will be reviewed/discussed At upcoming Board Meetings when received.

- **Subdivision Road Repairs – Department of Public Works**

RHHA is exploring initial steps/options with L.C. Department of Public Works to repair roads as needed throughout the RHHA subdivision for future scheduling. Estimates would be provided by Public Works for Board consideration. The cost would be assessed to the homeowners if/when work is undertaken. We have been in contact with the new head of Public Works, Glen March.

- **Light/Fan Fixtures – Repair/Replace**
Clubhouse main meeting room ceiling fans are not working properly and need to be replaced.
- **Court Cases – Favorable Judgements**
RHHA Board Member and Staff member were awarded favorable judgements/case dismissals of two court cases that were filed by a homeowner against RHHA.
- **Finalized Holiday Office Schedule**
Office Manager, Tara Davis, went through the dates the RHHA office will be closed. She reiterated that the RHHA offices are closed Mondays, unless otherwise stated.
Closed for Thanksgiving- November 28th & 29th
Closed for Christmas-December 24th through 27th
Closed for New Years Day-January 1st and may possibly be closed the rest of the week.
Board Members unanimously approved and adopted the Holiday hours.

PRESIDENTS REPORT:

A. RHHA FIREWISE:

1. **Property Fire Risk re-inspections**
We have cleared 31 additional properties since the last Board Meeting. We are still working on bringing the remaining 24 into compliance.
2. **Firewise USA Renewal – November 22nd Deadline**
The application has been submitted for renewal.
RHHA resident requested we do an evacuation drill.
3. **New inspections, hearing letters and additional fine assessments proposed for properties that remain in non-compliance -**
deferred to Executive session
4. **Reflect to Protect address signs**
The Sherriff's association is no longer accepting this responsibility. Going forward NCO (North Coast Opportunities) will be handling this. Konocti Fire Safe Council is looking into a way to help as well.
5. **Fire Mitigation on RHHA common area properties:**
The goats continue to graze the CAL Fire fuel breaks surrounding RHHA. The goats have not been as effective this year as the project started later than anticipated and the goats lack of interest in the dry grass. CLERC has committed to bring the goats back this spring.
6. **Benefit Zone**
Most of the RHHA BZ money has been spent on fire abatement of properties over the past 5 years (owners who are deceased, properties in extreme tax default, etc. The County of Lake and the four local HOA's exploring options on how to move forward in the future when Benefit Zone funds are no longer available.
7. **Fall Chipper Days event – Wednesday, November 13th through Friday, November 15th**
Fall Chipper Days start next week. Anyone who wants to take advantage of this event needs to call the office and register.
8. **Mediterranean Oak Borer (MOB) - Pest Alert**
The MOB is attacking all over California and is now in Lake County. The MOB is only attacking the Oak trees.

B. KONOCTI FIRE SAFE COUNCIL –

- **Lake County Preparedness Engagement Action Plan & Resiliency (PEAR) Meeting - Oct. 29th, 2024**

RHHA attended and reported that it was a really good way to connect with other agencies that are involved with fire mitigation and evacuation around the lake.

- **KFSC Community Wildfire Protection Plan (CWPP) - Oct. 30, 2024**

Writing our own community evacuation plan for this area which will also make us eligible for grants.

- **Community Emergency Response Team (CERT) & California Emergency Response Corp (CERC) - Mitigation Support Project**

We are going to have volunteers from CERC to help with fire mitigation work in the Konocti Fire Safe Council region, which includes RHHA. We may also have them help clear around the RHHA fire hydrants.

C. POOL –

- **CLOSED for Winter**

Stored pool furniture and equipment for winter

Maintenance of pool is on-going year-round and goes to winter schedule

D. CODE ENFORCEMENT & ARC –

- **Need approved ARC applications prior to commencement of exterior improvements.**

Reminded everyone to please fill out an ARC application and have it approved before starting work on your property for any outside work such as paint, doors, windows, a new roof, exterior remodeling, additions and new home construction.

E. MARINA –

- **Minor damage to Marina Float from boat incident**

Had an incident where a boat was left tied up for many days until it broke loose and damaged the dock/float. We had Clear Lake Marine Construction repair the float and are following up with boat owner to recover repair costs. Is on Executive Session agenda today.

F. SOCIAL COMMITTEE:

- **RHHA Halloween Party was October 26, 2024**

Went well and everyone had a good time.

Upcoming:

- **RHHA Craft Fair- November 9, 2024**

Ready to go for the coming weekend.

- **RHHA Evening with Santa- December 19, 2024**

Santa will be there.

G. OPEN FORUM

Working on getting clarification from USPS regarding the new mailbox height. Chris Welch has a meeting next week and will report back to RHHA the results.

H. H. ADJOURNMENT OF MEETING at 3:04pm