

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
October 5, 2023

The RHHA Monthly Board Meeting was held at the RHHA Clubhouse on Thursday, October 5, 2023 at 2:00 PM, both in-person and via ZOOM.

1. MEETING CALL TO ORDER at 2:07pm
2. ROLL CALL – Absent: Susan McGurgan and Antony Bisaccio
3. APPROVAL OF MINUTES – Motion made by Vicky Lauritzen to adopt/approve minutes as Submitted; Byron Turner seconded; all approved minutes.
4. Account Balances/Recap – Treasurer Vicky Lauritzen read the financial recap; copies distributed during meeting.
5. Posting of Late Fees – Bookkeeper Mary Terou will complete posting of late fees this week and mail statements reflecting late charge to homeowners.
6. Office Manager & Office Assist. – Introduction of Sonia Spencer as new RHHA Office Manager; still seeking part-time office assistant and interviews are underway.
7. Pehling & Pehling Annual review – Meeting with Zach Pheling and Mary Terou took place on Sept. 22, 2023 to review financial records in preparation of annual review; once completed by accountant the financial review will be sent to all RHHA homeowners in fall disclosures mailing.
8. Fall Disclosures to be mailed mid-October and will include Financial Review.
9. Fines / Penalties for Fire Abatement, ARC & Code Enforcement – deferred to November 2023 Board Meeting.

PRESIDENTS REPORT:

- A. RHHA COMMON AREA PROPERTY CLEARED
Rico's Tree Service completed brush removal:
Bottom of Evergreen Loop (above access road)
6705 Soda Bay Road – fire break behind Westridge Drive – est. 5 acres
7195 Grande Vista Drive - cleared est. 5 acres
- B. FIREWISE - UPDATE:

1. Ongoing fire abatement program – Firewise Committee members continue to work with owners to bring properties in fire abatement compliance.
2. Sapling Removal Team – accepting volunteers to work with owners to remove grey and knob cone pine saplings while they are small and inexpensive to remove; program aimed at reducing future fire danger and increased cost of tree removal.
3. Annual Fall Chipping dates are set for November 8 – 10, 2023 and will be conducted by Timberline Land Management; brief discussion on chipping guidelines.
4. Lessons from Lahaina - RHHA Firewise Meeting was held Aug. 29, 2023; guest speaker's Included Konocti Fire Safe Council Board Member John Nowell and Battalion Chief Brian York to educate owners on wildfire preparedness.
5. Benefit Zone – County of Lake Code Enforcement Division hired vendor Mike Ciancio and his fire crew and cleared 25 lots that were submitted by RHHA to be cleared as part of the On-going Benefit Zone program. The BZ program was developed and funded to reduce fuel loads on properties in extreme tax default, etc.
6. CERT Training will be held Oct. 28th – 29th at the RHHA Clubhouse and is open to RHHA members as well as to other area residents to teach community emergency response training to volunteers in the event of wildfire or earthquake.
7. Konocti Fire Safe Council –
*Community Evacuation Planning Mtg in coordination with Headway Transportation will be held on Sept. 25, 2023 at Riviera Heights Clubhouse and is open to members and area resident. Purpose of meeting is get input from residents and discuss evacuation challenges and needs for the Soda Bay Road Corridor Evacuation Plan being developed in partnership with grant funding obtained by County of Lake Public Works Department, Headway Transportation and the KFSC.
“Lessons from Lahaina” wildfire preparedness event will be held on October 11, 2023 at Konocti Harbor Resort; guest speakers will be John Nowell & Brian York. RHHA homeowners who missed this event on Aug. 29th are encouraged to attend.
CLERC is obtaining bids from vendors for hazardous tree removal along Soda Bay Corridor Which is also part of the grant obtained by Public Works.

C. CLUBHOUSE - UPDATE:

D. POOL – UPDATE

1. Pool closed for summer season
2. Pool furniture stored for season
3. On-going scheduled maintenance by Goebel Pool Service

E. ARC – UPDATE

Reminder to all members to submit ARC application and obtain ARC approval prior to Commencement of any exterior improvements.

F. CODE ENFORCEMENT – UPDATE

RHHA is receiving an increase in barking dog and dog off leash complaints and referring

owners to contact Lakeport Animal Control. Two properties are in violation for excessive trash/personal items in yard.

G. SOCIAL COMMITTEE – UPDATE

1. Food Drive – completed
2. Halloween Party – Oct. 25th 5pm -8pm
3. Craft Faire – Nov. 11th 11am – 4pm
4. Christmas Party – Dec. 15th

H. OPEN FORUM – Owner brought up fire abatement concerns on property behind her home on Skyline Drive, not within the association.

I. ADJOURNMENT OF MEETING – 3:10pm

The Next Monthly Board Meeting will be held at 2:00 pm Thursday, December 7, 2023 at the Clubhouse and via ZOOM.

Executive Session will immediately follow Board Meeting.