

Minutes from:
RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
BOARD MEETING
FRIDAY, SEPTEMBER 4th, 2025

- **MEETING CALL TO ORDER**

Meeting called to order at 2:09pm

- **ROLL CALL**

Board Members:

Kathy Andre, President – present

Susan McGurgan, Vice-President – present

Antony Bisaccio, 2nd Vice-President - absent

Vicky Lauritzen, Treasurer – present

Vacant position on Board - Secretary

- **APPROVAL OF MINUTES – June 28th-Annual Meeting**

Susan McGurgan made motion to approve and adopt minutes of June 28, 2025, as submitted. Vicky Lauritzen seconded motion; Board voted to unanimously approve/adopt minutes as submitted.

- **TREASURER'S REPORT**

- Vicky Lauritzen, Treasurer, reported Account Balances/Financial Recap for July 2025. These reports were available as handouts to Board Members and RHHA residents in attendance, and a copy will be included with these minutes.

- **CLUBHOUSE/OFFICE**

- ☐ Annual Financial Review with CPA Zach Pheling was held on August 19, 2025; once completed by CPA, the Annual Financial Review is included in the Annual Fall Disclosure mailing to all homeowners as required by Davis Stirling.
- ☐ Bank account transfers were completed to close out remaining accounts at Umpqua Bank and transfer to Community First and SBMC.
- ☐ Open position on Board – seeking Board Director to fill position of Secretary.
- ☐ Collections Representative – This part-time position was posted to Indeed and we will continue to search for qualified candidate. Board explored option of using a collections agency but very cost prohibitive and sometimes overly aggressive in collection process.
- ☐ Maintenance/Handyman - part-time employee, Kyle Turner, was recently hired.
- ☐ Street sign for Skyline Drive was stolen as reported by owner; County said they do not have funding to replace signs; RHHA ordered replacement sign to be installed by RHHA maintenance staff.
- ☐ AB130 – Like many other Homeowners Associations, HOA management companies and firms specializing in HOA law in CA, RHHA has been seriously impacted by new state laws (AB130) approved by the CA Legislature with no prior notice and effective July 1, 2025. Impact of these new laws was discussed. AB130 civil codes/law supersedes RHHA CC&R's in specific matters pertaining to hearing procedures, fine schedules, owner complaint

procedures, short-term rentals, ARC issues, etc. Vicky Lauritzen stated that because of this new law, RHHA had to pause many Code Enforcement, Fire Abatement and ARC violations in process until revised RHHA policies could be prepared. RHHA sought legal counsel from Adam Sterling Law Firm in this matter. Susan McGurgan commented that AB-130 will likely result in multiple lawsuits throughout California for this “surprise” legislation with major negative impacts on many HOA’s.

- ☐ On advice of legal counsel and in compliance with AB130, proposed revisions were made to the following sections of RHHA CC&R’s and policies:
(copies distributed during meeting)
 - Proposed revised RHHA enforcement and Fine policy
 - Proposed revised
 - Proposed Fines and Fees Schedule-Code Enforcement, ARC, Fire Abatement
 - Proposed revised RHHA Hearing/Notice of Intention to Impose Discipline
 - Proposed revised RHHA Alleged Violation Report and complaint form
- ☐ Vicky Lauritzen clarified that the Board’s vote today is only to approve or not approve the provisional/draft of above documents pertaining to AB130.
- ☐ There is a required 28-day owner commentary period, which ends October 5, 2025. Official Notice of these proposed revised documents will be posted by tomorrow on RHHA website, in RHHA display cases at office, emailed to owners (who have signed email consent forms) and handed out at RHHA office.
- ☐ Vicky Lauritzen made motion to adopt new “Proposed Revised Policies and Fine Schedules, which is subject to Board consideration of final input from homeowners during commentary period; Susan McGurgan seconded motion; board voted unanimously to approve.
- ☐ Proposed RHHA Enforcement and Fine Policy will be discussed and voted (by Board) at next Board meeting rescheduled for October 9, 2025, at 2pm. Because AB130 civil codes supersede RHHA CC&R’s, a majority vote of the membership is not required, according to legal counsel.
- ☐ Kathy Andre thanked Board Members and Office Manager for all the hard work required to comply with the new AB130 laws.

PRESIDENTS REPORT

● RHHA FIREWISE

- New part-time Firewise Representative, Jay Beristianos was hired. Jay has a very extensive background in this field and is a retired North Shore Fire Chief; we believe he has the ability to work together successfully with RHHA owners to improve fire safety in our community.
- RHHA Annual Property Fire Risk Inspections- Due to AB130, property re-inspections were stalled for the last month. Focus will now be to work with owners of the 120 properties remaining in fire abatement non-compliance. Of this amount, 40 properties are in extreme tax default, some with deceased owners or owners who have abandoned their properties. These 40 properties have been turned over to Lake County Code Enforcement for abatement thru the Benefit Zone Program.
- Fall Chipper Days will be scheduled likely first week of November; finalizing dates with vendor. Great news – we might have grant funding support from CLERC for our Fall Chipper Program and will advise as soon as we know.

- As part of another grant funded project in partnership with Clear Lake Environmental Resource Center (CLERC) the Hogback Ridge fire crew and use of major excavation equipment is doing a great job clearing 35 acres of CAL FIRE fuel breaks surrounding the back side of Riviera Heights. The RHHA has worked together with CLERC to facilitate this major fire mitigation project which provides protection for all residents in Riviera Heights in the event a wildfire coming over the top of Mt. Konocti, threatening our community.
- **KONOCTI FIRE SAFE COUNCIL**
 - Awarded an \$89,000 through PG&E; RHHA proposed a portion of that be used to mitigate fire fuel loads and create shaded fuel break on land behind lower section of Marina View Drive, adjacent to Soda Bay Road. Project being finalized.
- **CODE ENFORCEMENT - REMINDERS**

In addition to contacting the RHHA Office and filing a complaint -

 - Speeding in RHHA should be reported to the CHP
 - Barking dogs should be reported to Lakeport Animal Control
 - Loud music after 10pm should be reported to the Sheriff's Department
- **ARC**
 - ARC - deferred to next Board meeting
- **MARINA**
 - Signs with all rules are in process of being made and will be posted at Marina
- **POOL**
 - Planned pool hours for the month of September have been changed to 10am-7pm-pending weather and pool usage.
 - The closing of the pool for the summer season is pending weather and pool usage
 - Obtaining bids and evaluation for any needed repairs/replacement of pool interior and deck as needed - reserve project for next fiscal year.
- **SOCIAL COMMITTEE:**
 - Spectrum of L.I.G.H.T. Plant-based Food & Beverage Tasting was held Sunday August 3 @11 am and was very successful
 - Sunday Sundaes ended on August 31, 2025
 - Survey results TBA
- **OPEN FORUM**
 - Owner had questions on rules of cultivation in RHHA, which are in compliance with County Codes/Ordinance regarding cultivation, i.e. limited number of plants for personal use.
 - Owner asked if there were erosion issues in RHHA due to fire mitigation efforts; not that we are aware of; Andre will follow up with CLERC and pose this question to them. Discussed maintenance of existing water bars in the wilderness road that divert water over hillside and away from Grande Vista Drive.
 - Owner thanked fellow neighbors for driving more slowly down Riviera Heights Drive.
- **ADJOURNMENT OF MEETING** at 3:20 pm