

Riviera Heights Homeowners Association
Board Meeting – November 4, 2009

Board Members present: Nelson Powley, Gary Taucer, Bonnie Piccolo and Karin Armstrong; absent: Dave Lewis

Also present: Linda Unruh, Office Administrator and 3 homeowners

The meeting was called to order by President Nelson Powley at 5:30 P.M.
Minutes of the previous meeting were approved as written: Gary moved, Bonnie seconded, approval unanimous.

Homeowners Questions: Rosalie was not able to submit paint chips for the new paint on her house but as it is close to the present color, it was approved. She will submit chips at a later date just for the file.

John Meyer would like to have a representative from the County come to a meeting to talk about the roads. Nelson is working on a finalization along with Rob Brown, Steve Stangland and Burt Baker. Nelson will see if he can get a speaker from the County for our next homeowners meeting in January.

Office Issues: We moved \$10,000.00 to savings. Balances are: Operating account \$11,160.96; Money Market \$90,382.66; CD \$40,000.00; ARC \$5844.48.

Collection of dues is just \$100.00 of the projected amount. We anticipate getting just \$17,000.00 more in dues. Bonnie said including the fire fine money in A/R may not give us an accurate picture of the amount.

We decided on Saturday, January 23rd as the date for the next homeowners meeting.

Nelson will prepare stew and there will also be salad, bread and dessert.

Gary would like to use "Carbonite" to back up our computer. The yearly cost would be \$50.00. Bonnie so moved, Gary seconded, approval was unanimous.

Clear Lake Riviera would like to know what our collection/'lien procedures are. We decided not to submit anything to them in writing, though it would be OK for Bonnie to discuss this verbally in general terms. Much of these procedures can be found online or through Echo magazine. Gary feels it would be to our advantage to develop a closer relationship with other homeowners associations.

Newsletter: The newsletter will be done by the UPS Store. Nelson wants a friendlier, more upbeat newsletter; keep the Garden Plot and recipes. We would like to have more photos; Robin Unruh will provide these. For the new Know Your Neighbor feature this time the focus will be Mickey Mee. Ads are available at \$25.00 for each business card sized ad; the ad will reach a circulation of 520 property owners. Linda will contact those people who have expressed an interest in this. If you have a suggestion of a name for the newsletter submit this to Linda.

We need to engage a cleaning service for a thorough, periodic cleaning. This should be done before homeowners meetings. Linda will research this and get the clubhouse cleaned before the next scheduled rental on November 26th.

Landscaping: Karin suggested we get rid of the “lawn” below the clubhouse and replace it with California natives and grasses with some kind of path down the middle. Karin will get some costs and the Board is to submit designs and suggestions at the December Board meeting. Bonnie wants to revamp the landscaping in the front.

RHA Logo. Bonnie would like to see color added to Bonnie’s logo. She will take this to the business in Kelseyville for costs and suggestions.

Walnut Collection Policy. The Board will not issue any kind of policy. Anyone wanting to pick up walnuts must have the name, phone number and permission of the property owner. Any unauthorized activity should be reported to the Sheriff, not the HOA.

Nelson will submit a letter to be sent to Sheriff Mitchell about having Deputy Radoumis assigned to our area as before.

Roof Update: After the first hard rain it was determined that the skylight need to be redone. The cameras will be re-installed when the final finishing work is completed. The total cost for the new roof came to \$17,000.00 plus about \$300.00 for the finishing work not included in the original estimate.

Project timeline: The kitchen is to be done by November 24th. There is a new sink and faucet, garbage disposal and counter top. The cabinets have been sanded and painted and fitted with new handles and latches. Larry Davis sanded the cabinets and Bonnie did all the painting. The gym has been put off with a possible completion right after the holidays. The carpet needs to be replaced, possibly with linoleum (for easier cleaning and maintenance); Bonnie and Larry Davis will handle this. We will look into the possibility of installing a card entry system. We also need fans and lights and a vapor barrier on the floor. We also need to seal the wall to keep water from coming in off the outer foundation cement wall.

ARC. We agreed there should be a committee consisting of non-board members and an ARC chairman. There should be regular meetings and a regular reporting to Board meetings. Dave Lewis should not be the liason or meeting scheduler. John Meyer expressed an interest in serving on the committee. Larry Pennington has some suggestions for ARC members. We will also put a notice in the newsletter that we are looking for new ARC members. Bonnie moved, Gary seconded, approval was unanimous we form a new committee and select a new chairman.

The ARC room is on hold for now.

The meeting was adjourned at 7:15 P.M.

Respectfully submitted,
Karin Armstrong, Secretary

Nelson Powley

Nelson Powley, President

Approved