

Board Meeting – February 3, 2010

Board Members Present: Nelson Powley, Bonnie Piccolo and Karin Armstrong

Board Members Absent: Gary Taucer and Dave Lewis

Also Present: Office Administrator Linda Unruh and 5 homeowners

The meeting was called to order by president Nelson Powley at 5:30 P.M. Minutes from the previous meeting were approved as amended.

Office items: Operating account: \$10,131.39; Savings: \$70,847.01; ARC: \$4844.48; CD: \$40,000.00. The amount of \$10,000.00 was transferred from Savings to Operating last week to cover regular expenses.

Linda presented an expanded fee schedule. Neil had some tools stolen; we will replace them.

The annual meeting will be held on June 26th. The board meeting in June will be held on June 9th (for this month only).

We decided to keep the newsletter a quarterly issue. Articles are due in by February 25th. The newsletter will be mailed out on March 10th.

We looked at information on new signs for the entrance (which were not put out for this meeting). The notices should be put out around the neighborhood one week in advance of events.

Al Lange notified us there will be a memorial for Jim Joyce on March 5th at the Kelseyville Cemetary.

The next VIP event will be on March 13th.

Treasurer's Report: Bonnie passed out 3 separate printouts detailing past due monies. The Profit and Loss Statement shows we were \$3000.00 over on the kitchen remodel. Past due letters will go out next week and lien letters the following week. Most of our costs are in line with our budget.

The security cameras are now operational. The hanging cables were for TV and have been put away. We are still working on the chimney cover.

Clubhouse Rental: We discussed the possibility of charging a set-up/take-down fee. Should the rental agreement be revised? Should we advertised the clubhouse for rent to people outside of Riviera Heights? Should we limit occupancy? Karin will work on this.

We discussed adding to our rental agreement to cover such items as window coverings, landscape maintenance, etc.

ARC: We are still working on getting a committee together; Nelson and Larry Pennington are working on this.

Marina Project: Nelson has 6 proposals to consider. They are:

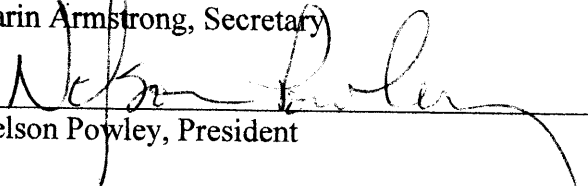
1. Continue to clear the paths and roadway.
2. Chip and remove loose brush.

3. The ramp is OK for now; needs regular maintenance only. Nelson would like to add three 5 MPH buoys at a cost of \$188.00 to \$300.00 each. Also to be considered is a sign noting Marina is for Riviera Heights Owners Only and a "No Parking" sign. Concrete tables would cost \$1000.00 each, not including delivery. We should buy instead heavy metal tables that we can chain to the ground. We also need to replace three BBQ boxes at a cost of \$230.00 each.
4. At next low water we need to remove some of the rocks so one can walk out to the water more easily. Consider widening the path to the beach and paving it.
6. Cap off the pier pilings with concrete. Remove the winch and platform. Add ramp skid plates. Add another dock on water side of current dock at a cost of approximately \$4000.00 plus pilings and connecting ramp. Paint the gazebo.

The web site needs major work. It has not been updated since May 2008. The ARC rules should be posted on our web site also.

The meeting was adjourned at 7:13 P.M.

Respectfully submitted,
Karin Armstrong, Secretary



Nelson Powley, President

Approved