

Riviera Heights Homeowners Association – Board Meeting Wednesday 3/3/2010-
Minutes

Board members present: Nelson Powley, Karin Armstrong, Gary Taucer and Bonnie Piccolo

Also present: Office Administrator Linda Unruh and 3 homeowners

The meeting was called to order by president Nelson Powley at 5:30 P.M.
At the request of Dave Lewis, the following e-mail was read:

Sent 2/25/2010 to rhha@att.net

Linda,

Please add the following statement to the RHH Board of Directors agenda;

Due to recent developments, I find I cannot serve on the RHHA Board of Directors at this time. Therefore, I hereby submit by resignation, effective immediately.

However, as long as I am a homeowner here, I will continue to advocate good financial management of the Associations (sic) funds and a reasonable balance between the Association's interests and individual homeowner's interests.

David Lewis

Linda advised Dave returned his office key on 3/2/2010.

Minutes from the previous Board meeting were approved as written.

Questions and Answers. Larry Pennington asked if we were to clean out the storm drains ourselves or could we rely on the County to do this. Nelson said he will ask Neil to do this as part of his maintenance schedule. Nelson will also call Burt Baker to follow up on the final work due on the roads.

Office:

Balances: Operating-\$5462.42; ARC-\$4144.80; Savings-\$70,941.49; CD-\$40,000.00.

The newsletter mail date was moved to the first week of April.

Budget: Bonnie passed out copies of last year's budget along with a trial balance that she had Linda print for us. Bonnie asked that we review this and pass on any suggestions we have for allocation of funds, money-saving ideas (such as cutting pool monitors' hours, wrapping the pipes for the air conditioning, covering the windows in the clubhouse, etc.). Bonnie hopes we can bring the Reserve Fund up to \$40,000.00; we will consider adding \$24,000.00 to this fund at a future date. We also discussed the possibility of raising homeowners' dues. There are still many major projects to be done (such as plumbing and sewage) and we must now pay for previous mistakes and general neglect. Though many residents are on fixed incomes and may have a hard time paying more money, they have enjoyed the use of the amenities for many years without having to pay much to maintain or improve them. If we do have to raise dues, we will have to give homeowners plenty of notice.

We have purchased replacement tools for those tools stolen from Neil. Gary has yet to submit a claim for his stolen tools.

The VIPs have cancelled their St. Patrick's Day dinner.

Website: Gary said he needs time to work on this. It was suggested we hire someone to do the necessary work. Bonnie said she would help with this. Nelson asked for a report back on this at our next Board meeting.

Logo: Bonnie hired a local artist to paint our logo as the printer Nelson suggested was unable to do this kind of work. The artist will charge \$45.00 per hour and will need two to three hours to complete the work.

Clubhouse Rental: We will not change the rate of \$125.00 to homeowners nor will we charge a set-up/take down fee. Bonnie will research comparable rates so we can consider renting the clubhouse to outsiders. The capacity will be limited to 60 people for an inside sit-down dinner and 90 if weather permits use of the deck too.

We voted to hire Jose to re-do the lawn at a cost of \$1500.00 for labor and materials. Bonnie moved, Gary seconded, approval was unanimous.

Rental Agreement: We will add the following to our rental agreement: Sheets and/or blankets are not acceptable window coverings. Garbage cans are to be kept out of the neighbors' sight. Yard waste should not accumulate on the property. Fires are not allowed anywhere at any time.

For the newsletter—we are not getting rental information from homeowners, nor are the homeowners advising their tenants of our rules and regulations.

ARC. Larry Pennington was appointed to ARC; approval was unanimous. Nelson requested a report of ARC activity at each regular Board meeting.

Marina. Nelson got the approval to spend about \$4000.00 for improvements to the Marina. Karin so moved, Bonnie seconded, approval was unanimous.

Karin and Linda will select signs for the entrances to Riviera Heights.

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,
Karin Armstrong, Secretary

_____ approved
Nelson Powley, President