

Riviera Heights Homeowners Association-Board Meeting June 3, 2009

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

Also present: Linda Unruh, Office Administrator and 3 homeowners

The meeting was called to order at 5:30 P.M. Minutes from the previous meeting were approved pending review.

Marina Update. Homeowner Larry Davis presented a review of the outstanding job done at the marina. The work was done by Larry and his wife Barbara, homeowner Robert Bryant, Neil and 2 professional landscapers hired—and paid for—by Larry and Barbara Davis. Larry brought in before and after pictures showing what was accomplished. The emphasis was on fire safety but included upgrades to the pier, pathways and a thorough cleaning of the gazebo and picnic tables. We are very lucky to have volunteers like Larry, Barbara and Robert. The final touch for this year will be to have the cut material cut; Nelson and Gary will follow up on this. We will ask Neil to blow the parking lot on a monthly basis and extend the cleanup of the Marina to Spring and Fall.

Karin suggested we charge the VIP's for the use of the clubhouse when their events do not benefit Riviera Heights. The Board declined.

Bonnie will act as the liason between the Board and the VIP's.

Nelson connected with the man who has the cabinet for our kitchen. The cost will be \$50.00. Karin moved, Dave seconded, approval was unanimous for the purchase, which Nelson will handle.

ARC update. The VIP materials will be moved out of the second closet and then to storage downstairs. Al Reasner gave us an estimate of \$500.00 to build a cabinet to house the security equipment in the ARC office. Bonnie moved, Dave seconded, approval was unanimous for this expenditure. Al will start work on this on Monday.

Al Reasner expressed an interest in joining the ARC Committee. Gary explained the duties of the committee.

Gary suggested we have copies of the ARC rules available in the office.

Pool Update. Gary advised we still do not have a working heater or chlorinator. We set a deadline of Tuesday the 9th of June for the heater repair, after which we will look into buying a new heater. Gary suggested we try out pool covers that link together with magnets. They cost \$35.00 each and we will purchase 6 of them for a trial run. Nelson moved, Bonnie seconded, approval of purchase was unanimous. We are now adding the chlorine manually; Gary and Neil are handling this. We will extend the pool hours to 8:00 P.M. The pool will be locked at night and the sign changed to show new closing

time. Nelson will handle purchase of a sign noting the pool is closed when chlorine is being added.

Treasurer's Report. Nelson suggested we move \$6000.00 to our reserves to fulfill the promise made to homeowners of having a total of \$34,000.00 in reserve. Gary advised we must replace the clubhouse roof this summer. And, we must continue to build up our reserve to be prepared for repairs to our aging facilities. Our CD comes due in November. Bonnie feels we should shop for another bank for this and for our savings, as Wells Fargo has proved to be inefficient. We will move all accounts to Umpqua and put \$10,000.00 in a short-term CD or savings as "reserve savings."

Board members are asked to get back to Bonnie with any questions on the budget.

There will be more happening with the fire abatement program in the next 2 weeks.

Account balances are: Operating account-\$16,529.52; ARC account-\$6844.48; Special Assessment Account-\$135.00; Wells Fargo Account-\$30,093.93 and CD-\$30,000.00 plus interest.

We will say yes to the mosquito abatement request for an assessment. We will continue to subscribe to Echo at a cost of \$75.00 per year. It was suggested all Board members get on the Sterling-Davis E-mail list.

Linda is still getting calls on the road repair project. Is it final? Nelson will follow up on this with Burt.

Invoices will be mailed on June 17th. Late charges will be asses on September 1st and late notices will be sent out on September 15th.

The next newsletter will go out in July; Bonnie will handle this. We may decide to include some disclosures with the newsletter. Financials will be mailed separately.

Gary advised the new website (Rivieraheights.net) has not yet been published. He is asking for some more recent pictures for the site.

There has been no response from vendors on a card key system.

The professional vote counters will start work at 9:00 A.M. on the day of the Annual Meeting on June 27th. Anna Macomber will head up this team. Any votes not yet mailed in must be turned in at the meeting by 10:30 A.M.

The meeting was adjourned at 7:48 P.M.

Respectfully submitted,
Karin Armstrong, Secretary