

Riviera Heights Homeowners Association-Minutes for Board Meeting July 1, 2009

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

Also present: Linda Unruh, Office Administrator, Neil Banks, Handyman, Zack Pehling and Toi Farrin from Joan Sturges & Associates and 3 homeowners.

The meeting was called to order by President Nelson Powley at 5:34 P.M.

Zack Pehling, CPA, presented his review of our accounting procedures and found everything in order and correctly reported. He found no problems. He recommended we do a Reserve Study, which Nelson said is 2/3 complete. Toi Farrin, CPA, worked with Linda to clean up open balances on our books; further work is needed, especially changing our procedures so we have only one accounts receivable account to avoid future problems. The bad debt write off was about \$10,000.00. We asked about unpaid liens on properties that appear to have been sold in Riviera Heights. We were assured that liens stay with the property and that the bank has to satisfy liens. Bonnie will look into the eight remaining unpaid liens on recently sold properties. Zack does not think we need a complete audit. In his experience most HOA's just have a review such as the one he just did. We might consider getting a quarterly financial statement. Toi said there are graphics in our computer system that will show generally where our money is going, but since some amounts are lumped together without detail, this information should be available to Board members only.

Minutes from the June 3rd Board meeting were approved as written; Karin moved, Bonnie seconded, approval was unanimous.

Homeowners Questions and Answers. Resident Gary Shelton asked that we look into having two street lights dimmed. The lights are too bright and destroy his enjoyment of the night-time sky. The lights in question are at the corner of Riviera Heights Drive and Eastridge and at the corner of Eastridge and Evergreen. Nelson has done considerable research on this but results have not yet been successful. Nelson will work with Gary Shelton on this issue. Nelson also pointed out that there may be a safety issue here, especially when the morning fog is heavy.

Account balances are: Operating, \$1282.36; ARC, \$5844.00; Special Assessment, \$135.00; Reserve Savings \$30,107.30; CD \$30,000.00.

Linda noted that 467 ballots were mailed out to those residents eligible to vote, but that only 123 were returned, a percentage of only 24%.

The next newsletter will go out with the financial statements on July 24th. The next homeowners meeting is scheduled for Friday, September 25th. Bonnie will cook pasta primavera and Nelson will get a speaker for the meeting.

Linda suggested we sponsor a CPR class for any interested residents. John Meyer will

see if the man from Southern California who comes at no charge to Konocti Vista would come to Riviera Heights. Alternately, there might be a fireman from KFD to conduct a class.

It was agreed that pool monitors could assist Linda in the office for short periods of time.

Linda suggested we develop a logo for Riviera Heights.

A large mountain lion was sighted late at night at Soda Bay Road and Aqua Vista.

Pool Update. A heater has been ordered at the cost of \$1788.14. Gary Taucer anticipates it will be here in 7 days. We also have to buy a new fan and install some vents.

Neil reports that the watering system has been completely repaired, bushes have been trimmed and there is a new mailbox at the entrance to the clubhouse.

The meeting was adjourned at 7:00.

Respectfully submitted,
Karin Armstrong, Secretary

Nelson Powley, President

Aproved