



**Riviera West Country Club
Board of Directors Meeting
Wednesday, May 17, 2023, 4:30 PM
Riviera West Clubhouse**

(13 members present)

Roll Call

President: Phil Hartley (present)
Secretary: Clelia Baur (absent)
Treasurer Richard Smith (present)
Director: Bob Gunion (present)
Director: Doug Moore (present)

Call to Order

The meeting was called to order by President Phil Hartley at 4:36 PM. A quorum of Directors was present.

Approval of Minutes

The Board unanimously approved the minutes of the March 15, 2023, meeting of the Board.

President's Report

President Harley made the following reports:

Konocti Firesafe Council, composed of four Presidents of Soda Bay Road HOAs and three members at large from non-HOA residences, met to discuss matters. They discussed, as follows:

1. \$20,000 to improve firesafe capacity.
2. Partner with Lake County Public Works to implement \$379,000 grant for tree removal from Soda Bay Road.
3. Concrete evacuation plans for Soda Bay Road corridor.
4. \$300,000 tree removal (107 trees).
5. Reaching out to non-HOA property owners/occupants to raise awareness and to help with brush and tree removal.

Treasurer's Report

A professional reserve funds review revealed that the Association should have a \$300,000 contingency reserve fund.

Committee Reports

Fire Siren: The fire siren is installed and operational but cannot be tested because the Lake County Sheriff's Office has yet to set up the protocol to activate the alarm.

Social Committee: The Social committee reports a very active March to May calendar with well attended dinners. Future events are planned for early June, a Bar-b-que, and late June, the annual meeting.

Fire Prevention: An inspector will inspect HOA properties for fire prevention and owners will have 45 days to remediate faults.

Marina Committee: The marina is fully open and functional. Work to repair or renovate docks is on hold due to high water in the lake.

Pool Committee: The pool passed the Lake County Health inspection. When the natural water temperature of the pool is sufficient to support the efficient heating of the pool at night, the pool will be opened.

Action Items

The Board, in closed session due to the private nature of the transaction, authorized the President to sell a parcel owned by the HOA. The parcel was sold because it represented a financial drain on the HOA due to maintenance costs and property taxes. The net amount accruing to the HOA will be announced when the sale is finalized.

Public Forum

A member raised the issue that the drainage troughs that border the streets are too often clogged and cluttered with vegetation. Often, this vegetation actually extends into the street: suggested that the HOA should take action to have homeowners clear the drainage gutters and vegetation that extends into the roadway in front of their properties.

A member raised the issue of the swarms of midge flies that come out in Spring and cause some people to be concerned. The member asked if the HOA could do anything to abate this situation.

Adjournment

The meeting adjourned at 5:26 PM.