



Kelseyville Riviera Community Association
Notice of meeting: Board of Directors Meeting Agenda
9689 State Hwy. 281, Kelseyville, CA 95451

BOARD MEETING AGENDA

August 14, 2023

6:00PM

Zoom meeting information:

1. Call to Order
2. Pledge of Allegiance
3. **MEETING RULES: No Audio or video recording allowed by attendees.**
However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.
4. **Open Forum:** During open forum, each attendee may address the board for up to (3) three minutes. A director or manager may briefly respond to statements made or questions posed. If appropriate, *the Board can discuss creating an agenda item in the future to discuss the issue. Speakers must observe rules of decorum and not engage in other disruptive behavior.* If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the top of this agenda. NO action or responses are allowed from Board Members, during this time, but an item can be added to future agendas. Disruptive behavior, swearing, or yelling will result in a request to leave.
5. Approval of the Agenda: Approve: July 10th
6. Committee Reports:
 - ✓ **Fire Safety – Chris Weston ***
 - ✓ **Finance/Budget –Ad hoc committee no further information until September**
 - ✓ **ACP-**
 - ✓ **Nominating/Elections Committee-**
 - ✓ **Strategic Planning**
 - ✓ **Manager's report**
7. Old Business:
 - A. Website Update: Tina Turner
 - B. Picnic Area Update: Left message with Lake County Building inspector Bill Collins. He is coming the week of August 14th for reinspection of the ramp.

- C. Pool Update –Tina spoke to Kevin – he said the pool was built in 1965. it is past it's life expectancy and needs to be completely redone. The leaks under the pool have eroded the property below it. Kevin said the tree roots that surround the pool have come up under the second pool. We can get individual bids. The Gilberts are interested in the KRCA lease the pool and take all of the responsibility. Insurance, upkeep, staffing, The Gilbert's tried to patch it and it did not work.
- D. Update on 2 New cameras- Installed
- E. Fall Chipping Date-November 1st, 2023-
- F. NCO- Home Hardening Update – Meet and greet is scheduled for August 18th at the NCO office: 14290 Olympic Dr, Clearlake, Ca 09:00am-noon. A meet and greet will be purposed in the future to be at our community hall.
- G. Purchase of KRCA property on 9366 Paloos and 10802 North Slope the "Silent Auction" for KRCA members only was scheduled August 1, 2023, has been changed to September 1st –bid envelopes will be open on Sept 4th at 10:00am, in the community hall. Packets are available for pick up in the office or can be Emailed if requested. The bid and required documents must be submitted in the envelope provided by the KRCA.
- H. Ethics and conduct of members draft -updated spelling and grammar
- I. Board of Directors Orientation for the new & returning board was rescheduled by the attorney's office from Saturday July 22,2023 at 10:00am, to Tuesday July 24th at 6:00 pm and was a success.
- J. Potential development of properties owned by the association -All of the lots that the KRCA owns are zoned R1. R1 restricts the building of anything other than a single-family dwelling. The County of Lake is planning to "rezone the area" in approximately 6 months.
- K. "Clean up" days – Coffee and talk social, children's story time, free yoga and stretching class, children's hands on projects, walking group, book club; TBD (To be determined) Once the committee members are verified is appointed these things can get going.

8. New Business:

1. Davis Stirling on Board Notices: Emergency Meetings (no notices), Closed Exec Sessions (2-day notice), Open Meeting (4-day notice). Unless it's Scheduling (discussing time, date, place to meet), any non-emergency meeting requires public notice!
2. Board member Communicating on Emergency Issues requires labeling as such.
3. Historical Roles of Fire Safety Committee
 - Volunteer(s) performing inspection
 - Finetune Fire Safety Rules
 - Hear Fire Safety Appeals
4. Discuss Authority to Limit Member Rights
5. Consider Member Conduct Policy
6. Appoint Board Offices
7. Appoint Committee Members
8. Review & Approve Minutes, including Exec Session actions

9. Procedure for Handling Board Recall Petitions
 10. Policy on Sergeant at Arms
 11. Fall Chipping starts Nov 1
 12. Lot Auction Sept 1 Reminder
 13. Beckstoffer signage just passed "Amber Knolls" entrance -Tina
 14. Half-court / multi-use court at end of parking lot (perpendicular) need to get 3 bids
1st bid is completed, the 3rd is scheduled
 16. Installing a book box – George Bloomfield
 17. Bids to remove pine tree at corner of parking lot.
10. Adjourn

Attachments:

Draft Minuets from July 10,2023
Committee Reports
NCO - Meet and Greet Flier

Executive Session for August 14,2023

Appeals: 430-052-07- via telephone

Legal

Member Conduct and review policy

Small Claims, Liens, Foreclosure reviews