

~~CONFIDENTIAL~~ - NOTICE OF OPEN KRCA BOARD MEETING: April 8, 2024 6:00pm

Located at:



Kelseyville Riviera Community Association
9689 State Hwy. 281, Kelseyville, CA 95451
www.kelseyville-riviera.com

ZOOM MEETING INFORMATION	
<i>(If you cannot attend in person, please join us via Zoom!)</i>	
Meeting ID	86941458349
Passcode	2Pamz6

**Zoom not functioning.

Call to order: 6:10pm

Attendance: Moses, Hilde, Chris, Sam

Absent: Emily F., Tina (manager-on medical leave)

1. Pledge of Allegiance
2. (Moses) **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. If a disruption continues the meeting will be adjourned to a later date.
3. **OPEN FORUM:** (Moses) 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 according for the Davis-Sterling act. 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. If you present a question or concern, please state your purpose and offer a resolution. Your request could be added as a future agenda item for consideration. Thank you for participating.
 - a. Member: thank you to the current board for their volunteer time and service.
 - b. Member: "vote no on recall."
 - c. Member: expresses thoughts on potential candidates for potential recall. "Vote no on the recall." Recalls interaction with Bruce Hollander where Bruce used "four letter words" when he approached him at the recall tent a few months ago.
 - d. Member: has been coming to meetings for last 10 months, joined strategic planning committee so see improvements in our community. Disturbed with what she saw at the meetings. Recalls Bruce Hollander making shooting hand gestures at a previous meeting. Expresses concern for potential recall. Urges that kind of rhetoric to stop and not be allowed in our community.
 - e. Member: Reached out to Bruce Hollander for information about CCOC group as a member of the community, has not heard any response even though Bruce expresses urgency for transparency.
 - f. Moses:
4. Approval of the Agenda: 04/08/2024 *Move item 14F right after item 5. Moses, Hilde, all in favor.
Motion from Sam, 2 by Hilde, all in favor
5. Approval of the Minutes: 03/11/2024 Motion by Sam, 2 by Hilde, all in favor
6. Announcement: Moses:
7. Reminder: The "Special Meeting" I May 6th to determine if there is a recall and IF the recall passes then an election results will take place immediately following. Vote(s) will be counted on Zoom live here at 9689 State Hwy 281, Kelseyville, Ca 95451 10:00am.
8. Resignation of Alicia Hebert. Alicia resigned and her last day was 03/05/2024.
9. Introduction and vote to affirm Laura Cocco as new administrative assistant. (Laura was interview previously with Moses Valdez, Hilde Krause, and Tina Turner and was close choice during the interview

process last October. Luckily, she was still available. Confirm hiring of Laura Cocco as administrative assistant motion made by Hilde, 2 by Sam, all in favor.

10. Manager's report: The Office Manager is out on a medical leave of absence.

11. Treasure's report: Hildegard Krause:

Bank Balances as of 02/29/2024 – we have not yet received March banks statement.

- a. Operating account \$123,673.28 Bond Account \$20018.00 Reserve Account \$218,076.25
- b. Community First Quarterly – no statement since December 2023. *Of note returned check from
- c. All balances, check registers, bank statements and financial documents AR, check register, all bills due and adjustments have been reviewed by Board of Directors monthly – no bank statements have been received for March 2024. – Monthly Collections report reviewed and budget comparison *Balance sheets available at meeting. All accounts payables are reviewed and approved by the treasurer prior to check distribution. All receivables' processes have been reviewed by treasurer.

12. Committee Reports:

- a. Fire Safety Minutes attached – NOTE: The meeting time has changed to the 2nd Thursday each Month. The closed portion (hearing and fire hazard reduction request to be forwarded to the board of directors for approval) of the meeting will be at 2:00pm and the open Fire Safety Committee meeting will start at 2:30pm. Zoom Info: Meeting ID:836211916 Passcode:2FHP92
- b. Finance/Budget: Hildegard Krause (Janine Citron Smith) - draft budget in progress, and possibly available at the time of the Board of Directors Meeting. As acting treasurer Hildegard is performing all the required job duties of the position. Per Janine BOD needs to get budget out by May. BOD to hold open special meeting 4/22/24 at 6pm. Tentative meeting.
- c. ACP: (Totals presented by Moses) See attached document. ACP will be updating the building guidelines after review of the Board of Directors. *Copies given to the Board of Directors for review. The Board of Directors were each Emailed an updated version of the "Building Guidelines" and need to review and vote on it prior to presentation to the membership.
- d. Nominating/Elections Committee: (Janine Citron Smith) Candidates for the regular election on June 22, 2024. Reminder special meeting for recall is May 6th, 2024. Election 2024 is on the same day as the annual meeting. May 20th the ballots will be sent out per ProElections.
- e. Strategic Planning: (April Leiferman) Lake County 2050- Riviera's Area Plan Update Community Workshop, hosted by the Kelseyville Riviera HOA April 15, 2024, 6:00PM. Kelseyville Riviera Community Association Community Hall: 9689 State Highway 281, Kelseyville, Ca 95451- Or Participate via Zoom: Meeting ID: 809 587 5486 Passcode: 550381 (Discussions regarding County amenities, such as a park) Survey will be sent out soon for KRCA members. "Lake County 2050" has survey as well for entire Lake County residents.
- f. Social Committee: The Social Committee has been collaborating with the Fire Safety Committee to plan a Children's Fire Safety Event. April Leiferman has made contact with the Fire Department and hopes to finalize the logistics of the event soon. The Fire Department has access to a Smokey the Bear costume. Other activities being discussed are a tour of the Fire Department, a coloring station of fire prevention pages, story time, and snacks with the Fire Department staff.

The Rivieran Newsletter is available and a wonderful circulation!

13. Old Business:

- a. Additional Legal information: identified as follows: "Tanya Knowles v. Clearlake Riviera Community Association dba Kelseyville Riviera Community Association CV 424337- has been amended. Please contact the County of Lake for additional information. (2nd lawsuit with the

same title reference # CV 424598)

Additional Lawsuit has been filed known as CV CV425296 and is called Bruce Hollander vs. The Clear Lake Riviera Community association. You can go the Lake County Superior Court to ask for a copy. It is necessary for members to have this information to give a potential buyer this information to consider, PRIOR to the purchase of their property for sale.

- b. Property Maintenance Inspections: Items need to be reviewed by the Board of Directors and a decision to move forward with a property inspection to identify items needed most. Suggestion new tables for the hall, replace cracked window in staff bathroom, adding a mini split to back office, and replace items that could cause damage in the future if not repaired or replaced. (During heavy rains there is a small leak in the Community Hall, in front of the lending library. Roofers have been contacted to inspect the property; Umberto's, & Lucern Roofing, has responded and the KRCA is on a wait list to schedule an inspection) last repaired in 2022. French drain bids will be going out for back of building where rain does not drain properly off the side and rear of building. Both items are reserve account expenditures. We asked our landscaper for a bid a month ago and he has not responded. Need to get new bids.
- c. Chipping dates are planned for the last week in May, forms available at meeting, with agenda, call the office 707-277-7281, or Email Admin.assistant@krca.biz. The link on the webpage is being updated. Forms are due on May 1st. 20 min. per property owned and if you own more than 1 property you can designate the lot address for pick up, if different from the address of the lot. Please include (APN #'s) account #'s on form.
- d. Need to update Zoom; We tried to update it in the office and the process did not complete (?) People who do not have the free Zoom app downloaded will be signed off automatically in 40 min. They can choose to re-log in with the same meeting ID and passcode. Please understand this service is offered as a courtesy, and the Clear Lake Riviera does not have the best internet available, we use medicom. **need to update Zoom! Motion by Chris to sign up for monthly Zoom subscription. 2 by Hilde, all in favor.

14. New Business:

- a. Mr. (Bill) Gilbert the owner of the Riviera Hills Restaurant is getting bids to fix the pool and hopes to have it completed by June 2024. Please support his business to show how very much this service means to our community or send him a thank you card. (YEY) Vote to resume payment to Riviera Hills Restaurant and participate in pool pass program for our membership. (Last Payment 21,000. To help offset cost of insurance and employees to man the pool area). This has been an expense item for many years.
- b. New Famers Agent representing the KRCA HOA. Russo Insurance has backed out of their commitment to Farmers Insurance because they are not writing new business in California and canceling some policies already in place. Our new Farmers agent is Steve Buchanan. It is not appropriate to contact his office directly, and inquiries need to be submitted to the Board of Directors in writing and will be forwarded if necessary.
- c. April 15, 2024 6:00pm a Lake County 2050 Community workshop presented by the County of Lake. The meeting will be in our Community Hall 9689 State Highway 281, Kelseyville, Ca 95451. This meeting will take place via Zoom as well ID#809-587-5486 Passcode 550381.
- d. Adding Tow service and signage for our parking lot. There have been several incidents of homeless individuals, individuals on drugs and or suspicious behavior, in our parking lot and it was requested for us to possibly look into the cost if any and make an agreement with a tow company to assist in removal of these vehicle.
- e. Request offered to offer a free class about growing mushrooms. Attendees will be offered a kit to grow their own mushrooms, a slide show presentation will be provided a resource information. The local grower is Elton Ray Lanier. This could be an ongoing class if there is

enough interest. (not psychedelic) He needs to purchase his own insurance.

- f. Vote to allow owners with adjacent lots to build garage/storage on property (Emily ACP)
Discussed. Motion by Chris for ACP coordinator be in contact with community development with regards to rewriting our ACP guidelines regarding vacant lots next to developed lots. 2 by Hilde, all in favor.

Adjourn: 8:05pm

Secretary Signature: _____

E. J. H.

Date: _____

May 13, 20