

NOTICE OF OPEN KRCA BOARD MEETING: *March 11, 2024, 6:00pm*

*Located at:*



Kelseyville Riviera Community Association  
9689 State Hwy. 281, Kelseyville, CA 95451  
[www.kelseyville-riviera.com](http://www.kelseyville-riviera.com)

ZOOM MEETING INFORMATION <i>(If you cannot attend in person, please join us via Zoom!)</i>	
Meeting ID	86941458349
Password	4PNzxp

Call to order: 1800

Attendance: Hilde, Moses, Emily, Chris (in at 1802), Samantha (absent)

1. Pledge of Allegiance
2. Meeting Rules (Moses) *(please review-bottom of agenda)*
3. OPEN FORUM: (Moses) *(please review guidelines at bottom of agenda)*
  - a. (Jim) Received letter from CCOC-urging "no" on recall. Suggests board raise annual dues back to 140/yr.
  - b. (Dennis P) CCOC letter, wishes for transparency. Appreciate person who supports fire safety in our community.
  - c. (Dave W) CCOC/recall is going to cost thousands of dollars to association.
  - d. (April) would like to continue to see positives in our community, urging members to stay for entire meeting.
  - e. (Anna H) "the lawsuits are frivolous, and I would like to see that in the minutes." Thank you to the volunteer board of directors.
  - f. (Janine) thank the volunteers and board members.
  - g. (Stephanie C)
4. Approval of the Agenda: 03/11/2024 **\*\*motion to approve by Emily, 2 by Moses, all in favor.**
5. Approval of the Minutes: 02/19/2024 **\*\*motion to approve by Emily, 2 by Hilde, all in favor.**
6. Announcement: Moses:
  - a. The association was served with a lawsuit on March 1, 2024. The name of the lawsuit is: Bruce Hollander vs. The Clear Lake Riviera Community Association CV425296. Please visit the County of Lake courthouse for a copy and additional information. The first appearance was Monday March 4, 2024. The association was represented by Tinnelly Law Group and tendered to C.N.A. insurance. Each lawsuit carries a \$10,000.00 deductible and includes legal representation. However, the associations law team at Tinnelly law group must be kept informed. Deductibles and legal fees do come out of the budget for association's payables.
7. Resignation of Chris Weston as Treasurer. Censure Proceedings by the Board of Directors. **\*\*Motion to accept resignation by Emily, 2 by Hilde, Moses in favor (Chris abstain).**
8. Resignation of our Bookkeeper Service Provider Terou Business Services 02/19/2024\*Of note it is NOT appropriate to contact any of the KRCA's vendor for information regarding the association. Members can submit a request to the Board of Directors or the Office Manager for questions or concerns. Bookkeeper Services are being sought for consideration.
9. **Manager's report: (via phone)** Tina Turner I am so pleased to see all the positive things happening in the Kelseyville Riviera Community Association (KRCA)! I often get this question, "What DO we get for our dues?" I am always surprised to hear that. I would cordially like to invite you to schedule a time for a quick tour, so we can share any information of interest to you. I am happy to report that one of our members recently called to say they saved 10% on Homeowners insurance to the tune of over \$145 for our Fire Wise Recognized Community. Announcement Kelseyville Riviera Elementary is having a spring "EGGGSTRAVAGANSA" on 03/22/2024 from 5:00-8:00pm and is requesting donations of bags of



candy for the event from our members. Please bring unopened bags of candy to the office before Wednesday March 20,2024. Special Meeting and election for the purpose of recall will be May 6th, 2024. Flier available at meeting.

10. **Treasure's report:** Bank Balances as of 01/31/2024 (02/2024 not yet received) \*\*read by Hilde (temporary Treasurer). \*\*Motion by Emily to make Hilde temporary treasurer, second by Moses, all in favor.
  - a. Operating account \$133,293.52 Bond Account \$20,022.00 Reserve Account \$218,068.15
  - b. Community First Quarterly – no statement since December 2023. \*Of note returned check from Operating account in the amount of \$260.00 received from member added fee of \$15.00 and reversed.
  - 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 January 2024. – Monthly Collections report reviewed and budget comparison \*Balance sheets available at meeting.
  - d. Hilde read collections report from Bruce K.
11. **Committee Reports:**
  - a. Fire Safety: next open meeting 3/12/24 at 6:30p. minutes read by Chris. (see FS minutes). \*\*motion to allow each committee to decide their own meeting times, 2 by Chris, all in favor.
  - b. Finance/Budget: see treasurer report above.
  - c. ACP: (Totals presented by Moses) See attached document. ACP will be updating the guidelines soon.
  - d. Nominating/Elections Committee: (Janine) regular election (17 days remaining, deadline 3/28/24)-only 1 nominee so far. Members are apprehensive to apply considering recent lawsuits/etc.
  - e. Strategic Planning: survey coming soon, at last town hall meeting (J. Pyska) discussed outlines for possible park/pool etc to KRCA. Congrats to April L!. She was appointed and will be attending meetings on KRCA behalf.
  - f. Social Committee: Riverian newsletter ongoing! Possible-children's safety committee.
12. **Old Business:** (remove items from next month's agenda that are no longer applicable)
  - a. Website is being updated and will continue to be updated on a regular basis. \*Remove from next agenda. Can be reported under managers/social headings.
  - b. "Firewise Certified" Banner has been denied by Caltrans. The sign frame will be removed per Justin Apilio, Caltrans assistant permit engineer. (It was an illegal placement) Manager to follow up re: new location.
  - c. Off-road vehicles on Community streets: Please see flier regarding how to report it to the Kelseyville Unified School District. Reward Money is available.
  - d. Tabled from last meeting- Chris requested to review policy to reduce fire penalty fines. If someone receives a fire safety penalty and have cleared their lot a ONE-TIME reduction of fees to a \$100.00 administration fee will remain. Instead of waiving all fees. This document was posted on 1.23.2024 and requires a 30 days' time to include any member comment. This has been posted for \*30 days and ready for a BOD vote. \*\*motion to approval policy as written by Emily, 2 by Hilde, Chris approve. Moses votes no.
  - e. Board policy regarding posting information on the community bulletin board side/ front –New policy statement posted 1.28.2024. No posting political or religious information. Needs to be posted for 30 days for member input. ~~No Vote required to date.~~ \*\*motion by Chris to approval policy as written and posted. 2 by Hilde, all in favor.
  - f. Review of bid(s) for fire safety inspections- (Received 2 – Firewise 2000 & M-C Inspections) This





time either a vote to accept or need more bids, is required. Bids sought by several vendors that do not service Lake County, Ca. **\*\*Motion by Chris to approve hiring of MC to do external fire safety based on bid of 12,000. 2 by Hilde, all in favor**

- g. Request for AA group (for children of AA) to meet on Thursday nights has offered to meet at another location, if the KRCA schedules a meeting or event. **\*\*motion by Chris to allow this meeting with caveat that if KRCA needs Thursday evening at another time, the AA meeting will be moved. 2 by Emily, all in favor.**

13. **New 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. (2<sup>nd</sup> lawsuit with the same title reference # CV 424598)
- b. Requested by a member to have the total amount the recall is costing the membership of the KRCA, see document available \$27,333.14 this document is public as is filed to CV CV425296.
- c. Property Maintenance Inspections: See attached. **Updates are needed! Manager to recommend most urgent actionable items. Stagger plan for updates/upgrades.** (Member request for property improvements to prevent damage during heavy rains. Submitted in executive session.
- d. Janine Smith-Citron Committee application review 2024-2025 Budgeting process. **\*\*motion by Chris to approve Janine and Hilde's application, 2 by Emily, all in favor. Hilde abstains.**
- e. Notice of Pending Regulatory Application- AT&T wants to no longer provide land line service(s). **\*\*motion by Chris for KRCA to write brief letter for ATT to continue landline services, send to . 2 by Hilde, all in favor.**
- f. Set date for Chipping Program **\*\*motion by Moses for 1<sup>st</sup> year chipping to happen around 5/15/24, 2 by Chris, all in favor.**
- g. Reserve Study update due April 2024 **finance committee to review. Chris, Hilde, Janine, and Tina**
- h. **NEED TO UPGRADE ZOOM!!**

Adjourn: 1951

Secretary Signature: \_\_\_\_\_



Date: \_\_\_\_\_

4/22/24

**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.

**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 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.

