

NOTICE OF OPEN KRCA BOARD MEETING: -draft
minutes-

Monday 13, 2024 6pm



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	836 211 9316
Password	May14KRCA

Call Meeting to Order: 6:04pm

- A. Attendance:** Emily, Moses, Chris, Hilde (absent), Samantha (in late at 1822)
- B. Pledge of Allegiance**
- C. Open Forum:** During the open forum, each attendee may address the Board for up to (3) three minutes. (see rules below)
 - 1. Matt Young: introduction, announcing his running for the board.
 - 2. Member: suggest "revitalizing our community." More amenities (pocket parks w/limited access, lake access, etc)
 - 3. Member: concerned and objects to pro elects allowing "late candidates." Per pro elections (there were no late candidates-verified).
 - 4. Member: why do we wait until June to get lots cleared? Should be cleared many times per year. Nettles from pine trees maybe should be raked.
 - 5. George Bloomfield: urges CCOC (Bruce Hollander) to meet for discussion.
 - 6. Member: Thanks BOD for serving and welcomes candidates.
Compliance is June 15th for lot clearing
- D. Approval of the Agenda: 05/13/2024** motion by Emily, 2 by Chris, all in favor.
- E. Approval of minutes:** 4/8/24, 4/22/24, and 4/29/24 motion by Emily, 2 by Chris, all in favor.
- F. Announcements**
 - a. Recall election results
On May 6, 2024, Pro Elections administered a vote count and certified the following: A total of 502 ballots were received. The vote count was: No 329 votes. Yes: 145 votes No: Response 28ballots. A copy of the certificate is included in this Board packet.
- G. Architectural Control and Planning (ACP) Committee Updates (read by Emily G.)**
 - a. The ACP Committee is recommended updates to KRCA's Guidelines to Building to keep current with States requirements, and to respond to deficiencies the Committee has seen over the past year.
 - b. Additionally, at the last meeting, the Board agreed to discuss the possibility of creating another position to surveil the community to inspect lots for CC&Rs violation. **motion by Chris to tentatively approve ACP Guidelines, pending community input and final review, 2 by Moses, all in favor.

- c. **Construction Applications received in April:** Re-painting 2 (YTD 10), Re-roofing-3 (YTD 10), Solar Panels-5 (YTD-14), Fence-0 (YTD 9), Deck-0 (YTD 3), Shed-0 (YTD 1), Misc./Shrub/Gazebo 2 (YTD 10) **** (YTD = Year to date) ****Reminder: All exterior improvements must be reviewed and approved by the ACP Committee. Please contact the ACP Coordinator for additional information.
- H. Treasurer's Report** (Hilde absent-read by Moses)
- a. Umpqua Operating Accounting \$225,250.44
 - b. West America Bond Account \$20,050.00
 - c. West America Reserves \$222,215.03
 - d. Community First Credit Union \$242,014.07
- I. Committee Reports**
- a. Fire Safety – Chris Weston, inspections starting 5/13-mid June, spring chipping is 5/20-24, possibly also 5/28-5/31, applications need to be turned in by May 1, 2024. Mike Burman (fire safety coordinator) will possibly be stepping down. The next meeting will be on June 13, 2024 at 2:30 p.m.
 - b. Finance/Budget – Janine Citron Smith (Hilde absent) Tracy Klein accountant has started working. Will be reviewed financial policies for any potential recommended revision. Previous accountant (Mary Turou for roughly 10 years) DID reconcile previous account/months up until the end of March 2024. Budget adopted at last board meeting. Tracy will be checking in with assistant to learn our accounting system.
 - c. Architectural Control and Planning – Update included in Item G.
 - d. Nominating/Elections – Janine Citron Smith (Hilde absent) ProElection is
 - a. Update on election schedule 5/20 ballots will go out, due 6/21, ****6/22 ANNUAL MEETING/ballot counting**** 3 seats open and 6 candidates.
 - b. Board to consider holding a candidate forum ****5/29 candidate forum-meet the candidates**** motion to tentative meeting on 5/29, 2 by Sam, all in favor. Pending applicants' availability.
 - e. Strategic Planning – Janine Citron Smith
 - Board to receive an update on the General Plan Advisory Committee (GPAC)...lakecounty2050.com 3 local meetings (Rivieras), next will be TBD.
 - Strategic Plan –BOD to review annual packet PRIOR to mailing for potential revision (contact info and member benefits). Janine to email BOD potential annual pack for input. Emily F. and Jeanine to meet for final review. Survey TBD.
 - Next meeting date TBD
 - f. Social – April Leiferman
 - Children's fire safety event w/CalFire and Kelseyville Fire TBD
 - Volunteer recruitment plan
 - Request update to member contact sheet and outreach strategies.
 - Next meeting date TBD after meeting w/CalFire/KV Fire
- J. Old Business**

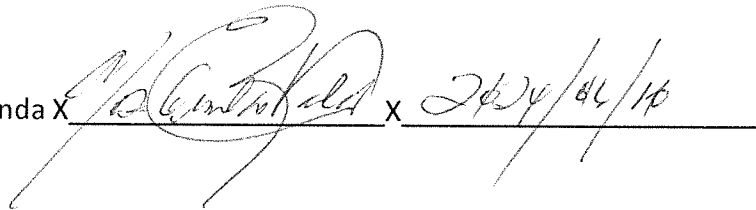
- a. Litigation – Moses Valdez – Update on the lawsuit: Knowles, Tanya vs. Clear Lake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337 *It is necessary to have this information to give a potential buyer prior to purchasing property.*
- b. Litigation – Moses Valdez – Update on the lawsuit: Hollander, Bruce vs. Clear Lake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 425296. *It is necessary to have this information to give a potential buyer prior to purchasing property.*

K. New Business

- a. Set a date for the community yard sale in June 2024 June 22, 2024 motion by Emily, 2 by Chris, all in favor.

Adjourn :7:52pm

Signature of Approved Agenda X



X Chris 2/24/24

Attachments:

- 1. DraftMinutesfromApril8,22and29,2024
- 2. CertificateofRecallResults

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.