

NOTICE OF OPEN KRCA BOARD MEETING: (November 14, 2024 @ 6:00pm)



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	34642181

Call to order: 6:14pm *late due to system error*

Attendance: Hilde K, Karen B, Matt Y, George B, Stephanie C – Emily F Not Present

1. Pledge of Allegiance
2. Meeting Rules *(please review-bottom of agenda)*
3. OPEN FORUM: During open forum, each attendee may address the Board for up to three minutes. If a speaker is in the middle of a sentence when time is called, they may finish their sentence before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. Speakers that present a question or concern, please state your purpose and offer a resolution. Please raise your hand. When your name is called please step up to the podium and state your name, that is when your three minutes will begin. Please refrain from speaking unless you are at the podium. 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; however, a Director or Manager may briefly respond to statements made or questions posed. If appropriate, the Board can discuss creating an agenda item for a future meeting to discuss the issue. Speakers must observe rules of decorum and not engage in other disruptive behavior. Disruptive behavior, swearing, or yelling will result in a request to leave. Thank you.
 - a. Member: Handouts for the Board regarding former financial, quarterlies and membership emails.
 - b. Member: Members to remember there's a Due Process the Board follows. CCR's are behind
 - c. Member:
 - d. Member:
4. Approval of the Agenda: 11/14/2024 Motion by Hilde, 2nd George, all in favor
5. Approval of the Minutes: 10/14/2024 Motion by Hilde, 2nd George, all in favor
6. Announcements:
 - a. Interviews were held for the Administration Assistant position and sent offer letter. We welcome Maryanne Jones for First day this Thursday 14th for part-time.
7. Treasure's report (Balances end of 10/31/24)
 - i. Umpqua Operating Account: \$78,107.46
 - ii. West America Bond Account: \$19,986.00
 - iii. West America Reserves: \$218,086.46
 - iv. Community First Credit Union: \$242,282.97
 - v. Collections Report:

8. Committee Reports:

- a. ACP: Committee members would like to start looking for a volunteer to help with ACP.

- b. Strategic Planning Committee: Janine to discuss By-Laws.
 - i. By-Laws change fines and need 10% participation of members. April, George and Janine to keep updating emails for Constant Contact and Enumerate. Further discussion of CCR's in December meeting.

- c. Social Committee: (April)
 - i. LAPAC (Local Area Planning Advisory Committee) - HOA recognizes members need for community park. County of Lake to update us on plans for one. Members will be able to voice interest.

- d. Fire Safety:
 - i. Benefit Zone: Hilde/Brandon will update. NFPA received our renewal, will receive NFPA discount certificate for homeowner insurance at the beginning of 2025.

- e. Finance Committee: (Janine/George)
 - i. Accepting/recruiting for finance committee! Please volunteer.
 - ii. Working with accountant to (1) reconcile 23/24 financials, (2) complete audit (3) taxes (21/22 and 22/23) are being worked on now, and should be completed shortly. Assessments are in line or under. Balance Sheets and Profit/Loss (Income/Expense) Statements available 23/24 and 24 to current.


9. Old Business:

- a. Litigation-Knowles, Tanya vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337- UPDATED – Filed Discovery. Both parties assigned to mandatory mediator either 12/9, 12/12 OR 12/18 and in person.
- b. Litigation-Hollander, Bruce vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 425296 - no update

10. New Business:

- a. ~~Discussion with Janine Smith-Citron regarding Bi-Laws~~ **** Discussed in Committee Reporting****
- b. Discussion with Janine Smith-Citron regarding Reserve Study-need to put on annual calendar for quarterly review. ****to be on next months (Nov) agenda. - Tabled to December meeting**
- c. Moses to discuss Pickle ball court – Moses present. Gave information package to George to review and bring to the Finance and Strategic Committees. Then back to Board for meeting.

Adjourn: 7:16pm

X  12/9/24

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 sentence 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.