

Kelseyville Riviera Community Association
9689 State Hwy 281, Kelseyville, Ca 95451
(707)277-7281 Fax (707)277-7734
Kelseyville-Riviera.com & Kelseyville Riviera on Facebook
-Draft Minutes- October 16,2023- Board of Directors Meeting

In attendance Moses, Emily, Tina, Hilde, Chris
Absent: Samantha Carter

- 1) Call to order:1804
- 2) Pledge of allegiance
- 3) Reading of the Meeting rules- Moses Valdez
- 4) Reading of the Open Forum guidelines-Moses Valdez

Open Forum

- a) Leslie G: pool? Is happy to be on a committee. Recommended get people to fill out committee form and start a committee. Roads? How is the HOA involved?
**add to agenda: repaving roads, letter to county from HOA /community?
- 5) approval of agenda: 10/16/23-motion by Chris, second by Hilde, all in favor
- 6) Approval of 9/11/2 minutes, motion by Chris, second by Hilde, Moses all in favor, Emily abstain (absent at that meeting).
- 7) Moses announcement: Tina's probationary period is over. Congrats.
- 8) Treasurer report:
 - a) Over budget on legal, sale of 2 properties covers that amount.
- 9) Committee reports:
 - a) Fire safety: September 25th Headway Evacuation plan meeting report: The final evacuation plan is due March 2024.
no meeting for 10/23. Next meeting Tuesday after next board meeting. School grounds as options of safety if no possible evacuation route. Report will be out in March.
 - b) Finance/budget: accepting applications for committee
 - c) ACP:
 - d) Nominating/elections: Janine citron-smith applies for committee (motion Chris, second Emily, all in favor)
 - e) Strategic planning: Janine citron smith is chairperson for committee. Would like board to review draft and then possibly take to community to input. Reviewing survey from last year.
 - f) Social:
 - i) Rivierian newsletter: will highlight company and a member, focus on positive!
Hopefully ready to be released in November! Will be reviewed prior to release. Book box is under social committee function.
 - g) Litigation: (Tina) is only executive member committee-can only be board members.
Motion by Chris for litigation committee be consist of Moses, Hilde, Tina (per recommendation from attorney). No additional committee members are unfortunately not allowed.
- 10) OLD BUSINESS
 - a) Website: Additional is being added

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- b) Picnic area: up and running! If borrowing equipment during the day, member will leave Driver's License (or equivalent government issued ID) in office as collateral. Motion by Emily, second by Moses, all in favor.
 - c) Fall chipping: no oleanders, Rick possibly make a you-tube video for instructions. 10/20 applications due
 - d) Code of conduct: **vote at next meeting. Tina to ask attorney re: adding something in regards to "Stalking/Harassing". Motion by Moses, second by Emily, all in favor.
 - e) Potential development lots that the KRCA owns: Table until Jan 2024.
 - f) Social committee: see committee report. (see above 9f)
 - g) AED: Plan to install next week
 - h) Banner- Tina applied to Caltrans for the approval of the banner.
 - i) Book box: Chris made a motion for Tina and Moses to decide location of book box. Second by Emily, all in favor.
 - j) Pool: Creating pool task force – Emily Finch to Shepard that forward.
 - k) Member conduct: see item d above
 - l) Bids to trim pine tree: 3 bids – a sub-contractor can be used as long as they work under a fully licensed contractor.
 - m) Accordion door: continue with search for alternative standardized product. Ok to add a structured beam to accommodate a standard size- custom door cost was approx. \$2500. Without installation
- 11) NEW BUSINESS:
- a) Nissan leaf: Tina to call dealership for recommendations.
 - b) Streamline Fire Safety abatement processes as a safety issue to protect our general membership. **motion by Chris that the board endorse the single set fine policy. If someone does not show to their appeal appointment, a fine letter is sent out at that time and not given another 30 days. Goal is to save time for fire safety coordinator. Second by Hilde, all in favor.
- **Motion by Chris to follow up on recommendation by fire safety committee. Authorize FSC to inspect past MED and HIGH violations from 2023 and send out fine letters for properties not taken care of as of JAN 2024. Second by Hilde, all in favor.
- c) 2023 strategic plan draft review: **put on agenda first item of old for next month to discuss in more depth. –copies for members to see at next meeting as well.
 - d) Reminder: collections are done thru a part-time employee – not an outside agency.
 - e) "Donated properties to KRCA - tabled – list of lots owners wants to sell
 - f) "Donated properties to KRCA-tabled-list of Assoc. members in good standing who wants to buy lots.
 - g) Possible list for potential buyers/sellers of lots-table
 - h) Reminder: updated emails. (Krca.biz)
 - i) Trunk or treat: 10/26

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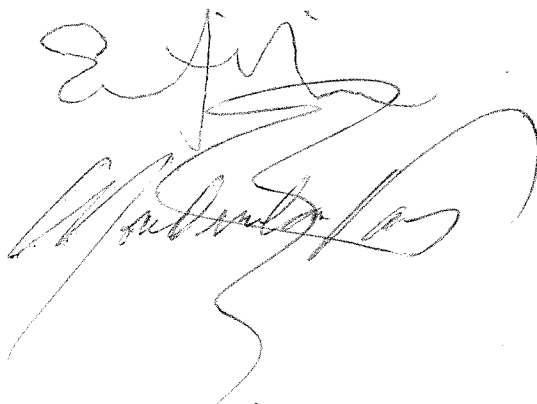
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- j) Fire wise Recertification. In process. (Due 11-17-2023)
- k) CCAM: Tina taking state Certification classes to become a Certified Community Association Manager – Classes start in November via Zoom.
- l) Adjourn: 2058

Executive session:

Personnel

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A handwritten signature in black ink, appearing to be "Tina", is written over a large, stylized signature that is mostly illegible. The signature is written in a cursive, flowing style.