

NOTICE OF OPEN KRCA BOARD MEETING: (October 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: 6:00pm

Attendance: Hilde K, Stephanie C, George B, Emily F, Matt Y (via zoom), Karen B (office manager)

1. Pledge of Allegiance
2. Meeting Rules *(please review-bottom of agenda)*
3. OPEN FORUM: *(please review guidelines at bottom of agenda)*
  - a. Member: May 24-July 24 accounting question.
  - b. Member: concerned about other member ignoring CC&Rs
  - c. Member: wants to talk with staff re: clarify fire safety guidelines
  - d. Member: proposing putting address #s on lots. Article 12 on fire safety, associations ability to clear lots if not compliant.
4. Approval of the Agenda: 10/14/2024 \*add under Committee Reports item "d. Fire Safety" motion by Emily to approve with addition. 2<sup>nd</sup> by Hilde, all in favor.
5. Approval of the Minutes: 9/9/2024 Motion by Stephanie, 2<sup>nd</sup> by George, all in favor
6. Announcements: (Hilde)
  - a. Fire safety coordinator was let go. Interviews completed today.
  - b. Admin assistant was let go Laura Cocco.
7. Treasure's report (Balances as of 9/20/24)
  - i. Umpqua Operating Account: \$87,534.42
  - ii. West America Bond Account: \$17,990.00
  - iii. West America Reserves: \$218,137.53
  - iv. Community First Credit Union: \$242,297.68
  - v. Collections Report: read by George.
8. Committee Reports:
  - a. ACP: George (liason): read aloud by George.
  - b. Strategic Planning Committee: (Janine) working on streamlining process of member recommendations
  - c. Social Committee: (April)
    - i. Fire Safety Field Trip Cost: 500\$ in budget, only cost \$140!!
    - ii. KVUSD Donation Drive: collected \$250/supplies that were donated.
    - iii. KRCA Blood Drive: will gather information and get back to us
    - iv. Blue Zone Certification: suggests getting a blue zones person to present, okay per board.
    - v. Neighbor-fest: April to look into contact for possible event.
    - vi. Trunk or Treat at Riviera Elementary: members can donate candy
    - vii. LC 2050: attend meetings to promote Riviera development of park/etc!
  - d. \*\*Fire Safety: (Hilde-also member of Mt Konocti Fire Safe Council...with all Rivierras/SodaBay)
    - i. Working on evacuation plan for Rivierras/Soda Bay Corridor "HeadWay."
    - ii. Fire Safe Lake: 10/29 from 9-5p "action and resilience workshop"
    - iii. Benefit Zone: Hilde to keep us informed.
  - 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.

9. Old Business:

- a. Litigation-Knowles, Tanya vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337- no update
- b. Litigation-Hollander, Bruce vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 425296-no update
- ~~c. Janine Citron Smith discussed Board Orientation~~
- d. Tiny Home as primary reference? \*\*Remove from next meeting agenda.
- e. Fall Chipping begins today 10/14.

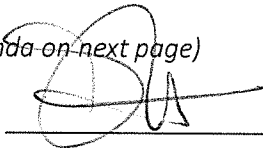
10. New Business:

- a. Discussion with Janine Smith-Citron regarding Bi-Laws-reminder that the BOD should be referencing the BiLaws more frequently. \*\*Bring bi-laws to review to next meeting to review.
- b. Discussion with Janine Smith-Citron regarding Reserve Study-need to put on annual calendar for quarterly review. \*\*to be on next months agenda.
- c. Request to meet with the BOD from Moses Valdez regarding basketball and pickleball court. Member not present.

Adjourn: 7:14pm

(Executive session agenda on next page)

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



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

11-14-24

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.