

NOTICE OF OPEN KRCA BOARD MEETING: (January 13, 2025 @ 6:00pm)

MINUTES



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: 6:04pm

Attendance: Hilde Krause(president), Stephanie Clemons(secretary), George Bloomfield(treasurer), Emily Finch (vice president), Matt Young(director), Karen Bader (manager)

1. Pledge of Allegiance
2. 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.
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.

--Please raise your hand. When your name is called, please step up to the podium. When you state your name, your (3) minutes will begin.

--Speakers may not allot their time to others.

--Speakers that present a question or concern, please state your purpose and offer a resolution.

--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. Thank you.

- A. Member: (April L.) appreciation for new Fire Safety Coordinator, Brandon. Clarification: the fire siren is sent
- B. Member: (Craig S) received July. 12 2024 fire violation (low rating), attended hearing, determination was to resend violation and were compliant. On 12/26/24 recieved statement of account for July fine, on 12/30 the fire coordinator call from fire coordinator. 45-degree slope requires vegetation to prevent mudslide. Requesting BOD uphold appeal. Asking for previous appeal held.
- C. Member: (Kathy R) concerned about person building next to her. Recommend
- D. Member:

4. Approval of the Agenda: 01/13/2025 Motion by Hilde, second by Matt, all in favor.
5. Approval of the Minutes: 12/09/2024 Motion by Hilde, second by Matt, all in favor.

6. Announcements/Presentation:
- A. Blue Zone Presentation (April Strait/May V) see handout (to be uploaded to Kelseyville Riviera website and sent out via email. **Put on next month agenda for BOD vote to pursue Blue Zone Community status.
7. Committee Reports:
- A. Treasure's report (Balances end of 12/31/24)-Read by George B.
 - i. Umpqua Operating Account: \$69,894.88
 - ii. West America Bond Account: \$21,982.00
 - iii. West America Reserves: \$218,098.56
 - iv. Community First Credit Union: \$242,328.22
 - v. Collections Report: December 2024 attached
 - B. ACP:
 - i. Committee members are looking for volunteers to assist ACP with CCR enforcements (ie: mailing letters, taking photos).
 - C. Strategic Planning Committee: Janine/April
 - i. Working on getting more member emails.
 - ii. Improve outgoing mailings (annual letter, welcome packet, etc)
 - iii. Website: considering possible improvements
 - D. Social Committee: (April L)
 - i. Considering dates for regular meetings to promote membership engagement.
 - ii. Need BOD liason.
 - E. Fire Safety Committee: Hilde/Brandon
 - i. Information received by Konocti Fire Safe Council. Working on brochures to be mailed out to 3,000+ Rivoras homes re: defensible space/evacuation plans.
 - ii. Update on first Fire Safety committee meeting. New company for address signs, fire safe community signs
 - iii. Committee Member Application – Nancy Wright motion by Hilde to approve, 2nd by Emily, all in favor.
 - F. Finance Committee: (Janine/George)
 - i. Accepting/recruiting for finance committee! Please volunteer.
 - ii. Getting Profit and Loss report for fiscal year 2023 with budget with comparison.
 - iii. Possibly need to create "future amenities account"
8. Old Business:
- A. Litigation-Knowles, Tanya vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337- Update on status. Mediation date tentatively scheduled for 2/12/25.
 - B. Litigation-Hollander, Bruce vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 425296 - no update.
9. New Business:
- A. Discussion with Janine Smith-Citron regarding CCR's-table
 - B. Discussion with Janine Smith-Citron regarding Reserve Study-need to put on annual calendar for quartly review. -table
 - C. Pro-Elect discussion for mid-year process. Hilde to reach out for update, need to have due date for decision to prevent any delays and remain on time.



2-10-25

Adjourn: 7:54pm

Attachments:

1. Collections Report dated August 2024
2. Janine Smith-Citron Board CCR

Executive Session

- A. Personnel Issues, if issues to be discussed/to be voted on
- B. Legal Issues, if issues to be discussed/to be voted on