

NOTICE OF OPEN KRCA BOARD MEETING: (December 09, 2024 @ 6:00pm)



Kelseyville Riviera Community Association
9689 State Hwy. 281, Kelseyville, CA 95451
www.kelseyville-riviera.com

ZOOM MEETING INFORMATION (If you cannot attend in person, please join us via Zoom!)	
Meeting ID	836 211 9316
Password	34642181

Call to order: 6:03pm

Attendance: Hilde Krause (president), Emily Finch (vice-president), Matt Young, Stephanie Clemons, Karen Bader, George Bloomfield (absent)

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.

No members spoke for open session.
4. Approval of the Agenda: 12/09/2024 Motion by Emily, 2nd by Hilde, all in favor.
5. Approval of the Minutes: 11/14/2024 Motion by Hilde, 2nd by Stephanie, Matt in Favor. Emily abstains (absent from last meeting).
6. Announcements/Presentation:
 - A. Blue Zone Presentation (April): *table until next meeting, Blue Zone cancel.*
7. Committee Reports:
 - A. Treasure's report (Balances end of 11/31/24)-read by Matt (George absent)
 - i. Umpqua Operating Account: \$88,558.95

- ii. West America Bond Account: 21,986
- iii. West America Reserves: \$218,098.56
- iv. Community First Credit Union: \$242,292.93
- v. Collections Report: November

B. ACP:

- i. Committee members are looking for volunteers to assist ACP with CCR enforcements (ie: mailing letters, taking photos). *No updates.*

C. Strategic Planning Committee (April): *working on getting emails from members! To meet with Lars Euing to talk about what we need to do to be as prepared and ready as possible. Survey to members to come soon as well.*

D. Social Committee: (April) *no Christmas social this year. We need more volunteers!*

E. Fire Safety Committee:

- i. Information received by Konocti Fire Safe Council. *Hilde could not attend the last meeting. No update this month. Next meeting on 12/11/24 at 10am, Hilde will attend.*
- ii. Information regarding upcoming Fire Safety committee meetings. *Restarting in January. Tentative Jan 7th at 1:30. Brandon to prepare agenda. Need volunteers!*

F. Finance Committee: (Janine/George) *Table. George/Janine absent.*

- i. Accepting/recruiting for finance committee! Please volunteer.

8. Old Business:

- A. Litigation-Knowles, Tanya vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337- Filed Discovery. Both parties assigned to ~~mandatory mediator either 12/9, 12/12 OR 12/18 and in person.~~ *Postponed due to attorney availability, TBA February 2025.*
- B. Litigation-Hollander, Bruce vs. Clearlake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 425296 - *mediation recommended.*

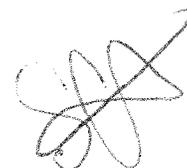
9. New Business:

- A. Discussion with Janine Smith-Citron regarding CCR's *Janine absent. Table.*
- B. Discussion with Janine Smith-Citron regarding Reserve Study-need to put on annual calendar for quarterly review. *Table. Janine absent.*
- C. Pro-Elect discussion for mid-year process. *Need to form Nominations/Election Committee! Need volunteers! Next month will have information re: pricing etc/ discuss using Pro-Elect again or other company.*

Adjourn: 6:24pm

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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.



CLRCA Collections Report

Month: _____

December 2020

Collection Calls Made	283
# of Members Reached / Returned Call	121
# New Addresses Obtained:	4
# New Telephones Obtained:	4
# New Emails Obtained:	4
# of Payments Taken During Calls	30
# of Payments Received Following Direct Contact	56
Total # of Payments Received During the Month	58
Total \$ Received During the Month	9342.09
# of Payment Plans Arranged	0
# of Liens Worked Up	0
# of Liens Filed	0
# of Small Claims Filed	0
A/R Balance Last Month (minus interest)	
A/R Balance This Month (minus interest)	