

NOTICE OF OPEN KRCA BOARD MEETING: -draft minutes-

Monday June 10, 2024, 6pm



Kelseyville Riviera Community Association  
9689 State Hwy. 281, Kelseyville, CA 95451  
[www.kelseyville-riviera.com](http://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	KRCAJune

**Call Meeting to Order: 6:11pm**

**A. Attendance:** Moses, Chris, Emily (absent), Samantha(absent), Hilde

**B. Pledge of Allegiance**

**C. Open Forum:** During the open forum, each attendee may address the Board for up to (3) three minutes. (see rules below)

1. **Member:** recognizes that most members running for the board do not attend meetings. Would like to see lots cleared sooner, concerned that some lots sit unkempt for too long into fire season. Thanks board members for their service.
2. **Jeanine Citron Smith:** salvation army has been asking local HOAs to be hosting donation pick up for out of state. Asks the board to consider denying this as she thinks that our local hospices/thrift stores can keep this local. Hospice should be organizing a pick up June 25<sup>th</sup>.
3. **Chris Weston:** 1 week ago someone called police on Chris while he was clearing his lot (collecting pine cones) reports. Feels as though he was harassed, and this was inappropriate.
4. **Member:** (April L) Comments that harassment is not funny, and it is a serious matter. It has unfortunately been happening it a lot. It needs to stop.

**D. Approval of the Agenda: 06/10/2024** motion by Chris 2 by Moses all in favor.

- a. **Change on item J—moved to executive session.**

**E. Approval of minutes: 5/13/24** motion by Chris 2 by Hilde, all in favor.

**F. Announcements**

- a. The Annual **Board of Directors Member** meeting will be on Saturday, June 22, 2024 at 10a.m. in the Association's building located at 9689 State Highway 281, Kelseyville. (as soon as election count is done, current president will announce new board)
- b. The community yard sale will also be on June 22, 2024 from 8 a.m. to 2 p.m. As of June 5, 2024, there are ten households signed up.
- c. Annual packets were mailed to all members on June 4, 2024.
- d. Annual statements for 2024/25 dues will be mailed this month.
- e. The Clear Lake Environmental Research Center (CLERC) will be offering one day of free chipping during the third week of June. Additional information can be obtained from Cindy Jassar of CLERC, who can be reached at (707) 245-9991 or [cindy.jassar@theclerc.org](mailto:cindy.jassar@theclerc.org) **FREE SERVICE**

**G. Committee Reports**

- a. Architectural Control and Planning (ACP)
  - i. The ACP Committee is recommending updates to KRCA's Guidelines to Building to keep current with State requirements, and to respond to deficiencies the Committee has seen over the past year. The Board reviewed the proposed amendments on April 8 and May 13, 2024. State law requires that rule changes be available for public review and comment for at least 28 days before approval. The proposed changes were posted on the KRCA website, Facebook page,

Constant Contact, and in front of the Association building located at 9689 State Highway 281. As of June 5, 2024, no public comments have been received. The ACP Committee is recommending that the Board approve the rule changes.

**Motion by Chris to approve updates, 2<sup>nd</sup> by Chris, all in favor.**

**\*\*Motion by Moses to add "possible employee for surveillance of association properties to prevent violations (it: too many cars/unkept lot/etc) to next agenda, 2<sup>nd</sup> by Chris, all in favor.**

- ii. New application from Moses Valdez for Architectural Control and Planning Committee membership. **Motion to appoint by Chris, 2<sup>nd</sup> by Hilde, all in favor.**
- b. Fire Safety (Chris Weston)
  - i. **MC Inspections will be discussing results at next meeting.**
  - ii. **Chipping happened at end of May. If you did not get chipping done remember that CLERC is also providing free chipping at end of June.**
- c. Finance/Budget (Hildegard Krause)
  - i. **Still waiting for reconciliation (Nov 2023) due to awaiting documents back from attorneys (due to current lawsuits) so accountant can review these. Documents received today.**
- d. Nominating/Elections (Chris Weston)
  - i. **Meeting last week. Votes must be received by June 21, 2024 to count toward election.**
  - ii. **Recommends potential interesting candidates in the future join a committee or be involved in association.**
  - iii. **Recommends BOD consider revising bylaws term limit for 3 year terms to improve continuity in the future.**
  - iv. **Recommends continued elections committee each year and continue with external elections committee to continue to streamline process.**
- e. Strategic Planning (Janine Citron Smith) *Please refer to Attachment 2.*
  - i. **Presents survey draft/review (revise ratings and change question 7 and 12). Motion by Chris to fine tune survey and send it out. 2<sup>nd</sup> by Hilde, all in favor.**
- f. Social: (April Leiferman) will give an update for the Children's Fire Safety Event. This event is sponsored by the Social Committee and is in coordination with the Kelseyville Unified School District, Kelseyville Fire Department, and Cal Fire. The tentative date will be Tuesday, July 16th. We are requesting to use Social Committee funding and maybe Strategic Planning committee funding if needed for the reimbursement to Kelseyville Unified School District for the transportation and for drinks. April will donate the snacks for the event. **Confirmed that this is not associated with a religious or faith base. Motion by Moses to accept DRAFT event as presented by April, including up to \$500—in social committee budget. 2<sup>nd</sup> by Chris, all in favor.**

**H. Treasurer's Report** (read by Hilde) balances as of June 1<sup>st</sup>, 2024

- a. Umpqua Operating Accounting \$169,787.41
- b. West America Bond Account \$22,026.00
- c. West America Reserves \$218,059.14
- d. Community First Credit Union \$242,075.07

**I. Old Business**

- a. Litigation (Moses Valdez) Update on the lawsuit: Knowles, Tanya vs. Clear Lake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV 424337. It is necessary to have this information to give a potential buyer prior to purchasing property.
- b. Litigation (Moses Valdez) Update on the lawsuit: Hollander, Bruce vs. Clear Lake Riviera Community Association (DBA Kelseyville Riviera Community Association) CV

425296. It is necessary to have this information to give a potential buyer prior to purchasing property.

- c. Rescind the policy related to fire fees on the advice of counsel. **Rescinded due to recommendation from attorneys.**

**J. New Business**

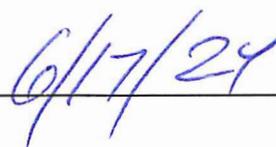
~~a. Welcome two new employees: moved to exec session discussion.~~

- ~~• Karen Bader (Administrative Assistant)~~
- ~~• Paul Scott (Fire Safety Coordinator)~~

b. New contract with Air Med Care/ REACH for group discount—fees have increased \$10.

Adjourn: 7:48pm

Signature of Approved Agenda X

 X 

Attachments:

1. DraftMinutesfromMay13,2024
2. Strategic Planning Committee Survey

**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.