

NOTICE OF OPEN KRCA SPECIAL BOARD MEETING:

Monday, April 29, 2024



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	14Nq2Y

Call Meeting to Order: 6:00pm

Attendance: Emily, Moses, Samantha, Hilde, Janine (finance committee), Chris

Pledge of Allegiance

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

1. Member: sees many violations on his daily walks (propane tanks, fences, businesses out of homes, unsightly properties, lots with vehicles/trailers on them. Would like to see candidate “meet and greet” for future elections.
**add to agenda to discuss/ACP to discuss. Possibly add surveillance instead of “complaint only” system. Motion to add this to agenda for further discussion by Moses, 2 by Hilde, all in favor.
2. Member: would like board members input on if the recall is justified. Member would like to agree with having “meet and greet candidate forum” event.
3. Member: Inquires about what can be done about non-compliant properties/turn into county etc.
4. Member: asked CCOC to meet, they are not responding. Would like to see more social committees. Inquiries about ACP fine process.

Approval of the Agenda: **04/29/2024** motion by Emily, 2 by Moses, all in favor.

Announcements

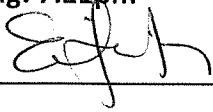
The board authorized KRCA to engage in a contract with new accountant/bookkeeper Tracy Klein Accounting Services.

New Business

1. Board to discuss and consider approval of 2024-25 KRCA Budget presented by the Finance Committee.
 1. To achieve a zero-based budget the BOD will authorize potential \$47,876.00 transfer from savings account as needed, approval of budget for 2024-2025 made by Emily 2 by Hilde, all in favor.
2. Board to discuss and recommend revisions to the KRCA Reserve Study.
 1. Motion to approve Reserve Study (pending updating items already completed – it: flooring/windows) with board to review quarterly. 2 by Sam. All in favor.
 2. Reserve should be reviewed quarterly to ensure ongoing maintenance.
3. Board to review and consider adoption of new basic KRCA Finance Policies.

1. Motion to approve General Financial Policies (to include regular assessment shall be due and payable as per due date. made by Chris, 2 by Hilde, all in favor.

Adjourn Special Meeting: 7:21pm

Secretary Signature:  Date: May 13, 2024

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.

NOTICE OF OPEN KRCA SPECIAL BOARD MEETING:

Monday, April 22, 2024



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	14Nq2Y

Call Meeting to Order: 6:00pm

Attendance: Emily, Moses, Samantha, Hilde, Janine (finance committee), Chris W.

1. Pledge of Allegiance
2. **Open Forum:** During the open forum, each attendee may address the Board for up to (3) three minutes. (see rules below)
 1. Encouraging members to complete complaints (anonymous) to keep our neighborhoods accountable re: violations. Vote no on recall.
 2. Remind members to also turn some violations into the county as applicable. Potential for adding quick guidelines for what goes to county v what goes to HOA.

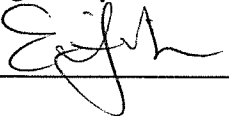
Approval of the Agenda: 04/22/2024 motion by Emily, 2 by Sam, all in favor.

Announcements-none

New Business

1. Board to discuss and consider approval of 2024-25 KRCA Budget presented by the Finance Committee.
 1. Board should have mid-year evaluation/revision.
 2. Final draft will include description in notes column for members to know details of funds.
 3. Schedule/due date!! 4/29/24 6pm for final review of budget in open special meeting.
 4. Motion to increase dues back to \$140 made by Chris, 2 by Moses, Emily and Hilde in favor, Samantha abstain.
 5. Ideally would have accountant review potential budget prior to next week.
 2. Board to discuss and recommend revisions to the KRCA Reserve Study.
 1. Table until next week's special meeting.
 2. Reserve should be reviewed quarterly to ensure ongoing maintenance.
 3. Board to review and consider adoption of new basic KRCA Finance Policies.
 1. Table until next week's meeting.
- Sam left at 8:05pm.

Adjourn Special Meeting: 8:11pm

Secretary Signature:  Date: May 13, 2024

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