



*Kelseyville Riviera Community Association*  
9689 State Hwy 281, Kelseyville, Ca 95451  
(707)277-7281 Fax (707)277-7734  
*Kelseyville-Riviera.com & Kelseyville Riviera on Facebook*

ZONE E 146

KELSEYVILLE RIVIERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING –DRAFT- MINUTES 11/27/2023

1.

Present: Moses-KRCA – President, Chris- KRCA Treasurer, Hilde-KRCA Vice President,  
Sam-KRCA Associate, Emily-KRCA Secretary, Tina-KRCA Office Manager

4 members in person, multiple via Zoom,

2.

3. OPEN FORUM: No one participated or volunteered to speak

4. APPROVAL OF AGENDA FROM OCTOBER 16, 2023:

\*\*Motion by Chris, 2 Hilde, all in favor

5. APPROVAL OF MINUTES 10/16/23:

\*\*Motion by Chris, 2 by Hilde, all in favor

6. ANNOUNCEMENTS:

-New office assistant, Alicia H. hired as admin assistant: motion by Moses, 2 by Chris, all in favor

7. TREASURER REPORT: reviewed by all board members, collections report read aloud by Chris.

-FYI: Alicia, Bruce, Tina, Mary-all look at all the activity that go in/out of accounts. Annual audits

->>vote on resolution to decrease paper-instead of mailing out entire packet mail out a letter stating that the financials are available upon request via email/mail/etc.

8. COMMITTEE REPORTS:

- A. FIRE SAFETY: Did not meet last month. Meeting tomorrow. Mel Johnson (FW 2000) meeting to discuss 2024 inspections. Board has previously endorsed MED-HIGH violations will be given priority inspections in JAN 2024. Also, violation letter will be sent when member does not attend 1<sup>st</sup> violation meeting.  
>>add to agenda (under fire safety committee report next month): change fine policy for fire violations (poss: IF property is brought up to standard within the fiscal year potentially fees are greatly reduced to say \$100). Sirens (some



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residents cannot hear-company has asked us to gather information regarding areas that people cannot hear).

- B. FINANCE/BUDGET: accepting applications
- C. ACP: trend-people are not filling out applications for solar panel install-reminders can be put on website/in Rivierian/emails. Vacancies on committee, accepting applications.
- D. NOMINATING/ELECTIONS COMMITTEE: goal is to get 9 candidates for upcoming elections (3 board seats will be available in June).
- E. STRATEGIC PLANNING: would like to host town hall forum/meeting in Jan.  
\*\*motion to approve special meeting in Jan 2024 by Chris, 2 Emily, all in favor
- F. SOCIAL COMMITTEE: has had 2 formal meetings so far.
  - a. Rivieran Newsletter: hearing a lot of good things about the riviera.
  - b. Tuesdays with Trista (free yoga)
  - c. Christmas Social: this Saturday (free) 12/2 1-3:30
  - d. Jan/Feb: Children's wellness/BlueZones/safety (firefighter visits)
  - e. Next spring: events to come
- G. LITIGATION COMMITTEE: lawsuit update-read by Tina (approved by attorneys to read aloud) if members would like more information regarding lawsuit can go to the courthouse.  
>>>Tina to ask attorney how the members will be affected/dues/etc and how the members will have updated regarding the lawsuit.  
>>>add to future agendas

9. OLD BUSINESS:

- 1. WEBSITE: we need to be able to update ourselves.  
>>Motion for office manager to be able to update website by Sam, 2 Hilde, all in favor
- 2. POTENTIAL DEVELOPMENT OF KRCA PROPERTIES: tabled, Tina reached out to county (open in Jan) no word yet.
  - a. 4850 Cascade way HOA property, 4840 Cascade way Chris' property next to it, Chris' lots Northslope 3 lots/Boren Bega,
- 3. SOCIAL COMMITTEE: see committee report above
- 4. AED: installed
- 5. KRCA FIRE WISE BANNER: waiting for approval from Cal Trans
- 6. BOOK BOX: installed. Thank you George.  
>>Tina to write thank you letter to George-motion by Chris, 2 by Emily, all in favor
- 7. POOL: hopefully will start meeting in early next year.



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8. MEMBER CONDUCT POLICY: see corrections on hard copy. Emily read aloud.  
>>final draft to be voted on during next meeting.
9. PINE TREE BIDS: table  
(brief recess for Chris to look at trees 2006-2011)
10. ACCORIAN DOOR: table
11. NISSAN LEAF: defroster working
12. FIRE SAFETY RECOMMENDATION: see above
13. REMINDER:
14. KRCA BOARD POLICY: we do not want to accept a donation before it has gone through probate. See #15
15. KRCA LOT DONATIONS:  
\*\*motion to allow Bruce K to bring potential donated lots to the board for individual review made by Motion. 2 by Hilde, all in favor
16. Individuals can post their own flyer on open bulletin board.
17. TRUNK OR TREAT: success!
18. FIRE WISE CERT: table, extended it to 12/16/23.
19. CCAM: Tina making good process.

NEW BUSINESS:

- A. \*\*Motion to purchase new office chairs by Emily, 2 by Sam, all in favor
- B. \*\*Motion to approve 708\$ for envelopes by Emily, 2 by Sam, Chris abstain, Moses and Hilde in favor
- C. \*\*Motion by Chris ,2 Hilde, all in favor for Cathy Frank to be a member of the Fire Safety Committee. To be voted on in exec session as well.
- D. \*\*\$1000 to Konocti Fire Safety Council pending agreement from Fire Safety Committee motion by Emily, 2 by Chris, all in favor
- E. \*\*Motion by Chris for app, 2 by Hilde, all in favor
- F. Already approved earlier in meeting.
- G. Social meeting event 12/2. Approval motion by Emily, 2 Sam, all in favor
- H. Social meeting event 12/20. Approval motion by Emily, 2 Sam, all in favor
- I. Motion to approve by Chris, 2 by Hilde, all in favor
- J. Motion to deny by Emily, 2 by Chris, all in favor
- K. \*\*Request from Elections Committee 1,600\$ for elections post cards (printing/postage) pending office manager getting new BOLT permit, motion made by Emily, 2 by Sam, all in favor.

ADJOURNED: 2107

*Sigifra*  
KRCA secretary  
12/11/24