

**RIVIERA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
27th of October 2022
MINUTES**

*Upon proper notice duly given, a meeting of the Board of Directors of the **Riviera Gardens Homeowners Association** was held on the 27th of October 2022 via teleconference at 12:00 PM. A quorum of members was present, and business was conducted as is outlined herein.*

MEMBERS PRESENT:

Deirdrie Wade	President
(Randall) Scott Daniels	Secretary
Tessa Voss	Director-At-Large
Brett Ferguson	Vice-President
JD Baker	Treasurer

MEMBERS ABSENT:

ALSO PRESENT:

David J. Schuknecht, AMS, PCAM representing Personalized Property Management.

CALL TO ORDER:

The meeting was called to order at 12:00 PM.

HOMEOWNER FORUM

There were seventeen homeowners present topics discussed included, a thank you to the Board, committees, and management, and the fire/insurance issue.

SECRETARY'S REPORT:

The board reviewed the minutes of the last meeting dated the 23rd of September 2022. *Following a discussion and upon a motion duly made and seconded, the board of directors unanimously approved the minutes. Motion carries 4-0-1.*

The board disclosed that the met in executive session and discussed contracts and member discipline.

TREASURER'S REPORT:

The board reviewed the financials as of August 2022 in accordance with Civil Code 5500. *Following a discussion and upon a motion duly made and seconded the Board of Directors unanimously accepted the financials as presented.*

COMMITTEE REPORTS:

A. Landscape and Maintenance –

- a. Landscape Committee Report – The committee gave a report on the recent ongoings at the complex. The committee recommends not

renewing BlueSky Landscape's contract for 2023. The landscaping committee is requesting an increase to the landscape contract amount by 20%.

- b. Various Estimates Bluesky Landscaping – The Board reviewed three proposals from Bluesky. One is already approved; one the landscaping committee has found an alternative vendor for. All proposals were denied.

- B. Communications / Social Committee** – Management gave an update on the committee's progress.
- C. Long-Term Planning Committee** – The long term planning committee gave an update on the reserve proposal and the budget that they drafted
- D. Architectural** – No update.

UNFINISHED BUSINESS

- A. Hotel Fence Long Term Solutions – The Board is in contact with the hotel on the issue.
- B. Balcony Inspection – The attorney is aware of the issue.
- C. Storage Units/Storage Unit Pricing – In April the Board approved a \$10 increase per month. The storage units will begin to be assessed monthly.

NEW BUSINESS

- A. Water Leak Update – Management gave an update on the water leak and the owners reimbursement.
- B. 2023 Budget – The Board discussed the budget for the 2023 fiscal year. Before them the Board had three draft budgets as prepared by the Planning and Implementation Committee, the Board Treasurer, and management. Following a discussion and upon a motion duly made and seconded the Board of Directors approved the budget as prepared by the Treasurer with a 10% increase in the assessments. Motion carries 4-0-1.
- C. Town Request for Reimbursement – The Board reviewed the owner's request for reimbursement. The board requested more time to do research on the item.
- D. Annual Meeting Date/ Resignation and Nomination of Board – The Board scheduled the annual meeting for March 25, 2022. Brett Ferguson will be resigning at the end of the meeting. Following a discussion and upon a motion duly made and seconded the Board of Directors appointing Mike Tull to fill Brett Ferguson's position. Motion carries unanimously.
- E. Buenaventura Fine Reversal Request – The Board will discuss in executive session.

NEXT MEETING:

The next meeting is scheduled for November 18, 2022 at 11:00 AM

ADJOURNMENT:

At this time with no further business presented to the board, the board director adjourned the meeting at 1:09 PM

Respectfully submitted
David J. Schuknecht
Community Manager
Personalized Property Management

CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of the Riviera Gardens Homeowners Association a California incorporated association. The foregoing is a true and correct record (minutes) of the meeting held by the Board of Directors of the Association and entered in the Minutes Book.

DATED: _____

Riviera Gardens Homeowners Association
A California Corporation

BY: _____
Secretary or Director