

Member	Sec/Lot#	Comments	Response	Notes
Phyllis Zander	11/071	Regarding the Adhoc Short Term Rental Committee. States that there was a call for volunteers for this new committee. It would make sense to have on the committee both members with and without STRs. Feels that the policies/procedures are not complete and duties need to be defined. Has concerns that committee members are joining with special interests in mind and feels that they or members of the BOT should recuse themselves when there is a conflict of interest not only for discussions but voting as well. Committee members with special interest in places of power do not help or represent the membership as a whole. States that the BOT should review these issues with the attorney. Suggestion: Bulletin Board on side of building can be used to publish meeting minutes - and other pertinent information for members as well as perspective members.	<b>Dana</b> - Committees are in their creation, are truly advisory. Committee members come together - discuss and make recommendations to the BOT. The committees are not making any decisions or determinations. The BOT takes those recommendations and they are the ones making the decisions by a vote. Essentially the BOT appoints member volunteers that are best suited to speak to the issues. Example: Ad hoc STR Committee has members with STR houses - some with little or no experiences with STRs. Which both represent our membership. In addition to the STR committee members there will be ample opportunity for all members to voice concerns or make comments before the BOT votes on a matter.	
Tom McCarthy	01/001	Comments that the BOT is making great strides and commends them for their effort. Asks Is there a view on the hand tools (non motorized) de brushing of property for the site prep process? States that members should be able to dig perc holes as a precursor to selling their lot and thinks that the ACC process takes too long and would be detrimental to the sale. Has ongoing concerns about the previous regime. Asks are members allowed to go back to ZOOM for BOT Study Sessions of the prior BOT. If they are not available, why not? States that Mark Wascher claims study sessions were recorded. Are existing perc hole compliance issues on a complaint based system?	<b>Peter</b> - Please refer to beginning of meeting under Officer's Reports where Dana addressed this issue. <b>Nicola</b> - First and foremost, we must follow the Covenants & Bylaws for any work done on any lot at any stage of site development. A member might not know exactly what they want to do with their lot - so the first step is seeing if a lot 'percs.' In the past, members have brought equipment in and dug holes or cleared the lot without a permit which is not in compliance with the Covenants. Right now we're creating solutions for these types of issues so that members are in compliance and have clarity on what is and is not acceptable. The permit will give members the ability to perc test on their lot, hang the sign that PC requires for perc hole testing and it will be very clearly laid out so it is easy to understand and tie in with what PC requires so that those requirements match to what our Covenants state. BOT study sessions were not recorded. <b>Dana</b> - ACC and BOT are still working on the second part of this permit that will speak to clearing brush for other reasons. Re: ZOOM recordings availability. Under guidance of our attorney, ZOOM recordings are for the purpose of creating the minutes for these meetings. Once the minutes are created they then become the formal documentation for the meetings and the ZOOM recordings are deleted. <b>Nicola</b> - The process of perc hole/site exploration packet is not yet fully defined. Yes- we would like to take care of existing issues but is not an punitive way to go after people who dug them before we had the permit. It would be more of a what can we do to improve the issues going forward.	
Mostafa Haji	23/189	Thanks the BOT and members for their hard work and members for attending the meeting. Has concerns and would like to share ideas surrounding some of the future projects the Riviera has budgeted for may have a raise in cost due to economic inflation. Same for other capital costs and maintenance that inflation may need to be considered when actual cost has risen. Asks about the LJWD pipeline - is there a transformer with a life expectancy? Are there ways to lesson corrosion? Thank you for listening.	<b>Nicola</b> - When the Budget Committee and BOT figures the budget, costs for the next year are considered as much as possible which includes inflation rates and economic fluctuation. The BOT also reviews the Capital Reserves and also accounts for these fluctuations as well. In Spring, our Water Superintendent will have a presentation at a BOT meeting with updates and news with regard to LJWD. He will be available for questions.	
Jill Aschendorf	16/116	Asks re: perc holes, what about perc holes dug previously that are out of compliance currently. Has reached out to the owner and talked with Dan Morgan. What happens if the owner doesn't respond? Is anything happening with all of the perc holes out there already?	<b>Nicola</b> - When we reach out to members, we hopefully get a response and are able to follow through from a compliance standpoint. This goes to the committee where it is reviewed along with everything compiled. If there is no response or resolution to a serious issue, it escalates to the BOT. The BOT then reviews and makes decisions from a compliance standpoint there. The Covenants state that there is a timeline for this process as well. Things can take time. Please contact Dan if you don't hear anything in response. <b>Dana</b> - We are working these things out and a process is being finalized. A lot of times these compliance issues fall in with projects in process with the ACC.	
Murry Stewart	10/074	Perc holes: In the past it wasn't necessary to be clearing so much brush to do perc hole testing. What has changed - why is this such a prevalent issue?	<b>Dana</b> - There are many reasons - and we are still in the learning process while trying to find solutions for ongoing issues. One of the advantages to this new Site Exploration Packet will be to promote the least disturbance to vegetation as possible. <b>Pete</b> - Another benefit of this new permit will complete the cycle - getting the holes filled back in.	

Joanne Mettler	02/034	Speaking as a member of Compliance Committee with experience, the perc hole 'cycle' is happening. Perc holes are dug in various ways, the piles are left - the property changes hands and years later the property stays in that same shape even with years of new vegetation growth. Definitely agrees that this new Site Exploration Permit is a step in the right direction. And, appreciates members who bring these concerns to the BOT and committees.		

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