



A Common Interest Development and Community

Agenda

Wednesday, July 15, 2026 – 4:30 PM

This meeting will be held at the Riviera West Clubhouse

Complimentary Wine Will Be Served

Call to Order

Roll Call	President	Phil Hartley
	Secretary	Clelia Baur
	Treasurer	Richard Smith
	Director	Doug Moore
	Director	Bob Gunion

1. Approval of Minutes

1.1 Approval of Minutes from the regular meeting held on May 20, 2026

- 2. Consent Agenda** *The Board will vote on all consent items as a group without discussion. Any board member may remove an item from the consent calendar and place it under discussion.*

3. President's Report

Projects
KFSC Report

4. Treasurer's Report

5. Committee Reports

ACP
Social Committee
Clubhouse Committee
Fire Prevention Committee
Marina Committee
Pool Committee

6. Action Items

- a. Approval of the final budget for 20026-20027.

- 7. Discussion Items** *The Board will not take action on discussion items until agenized*
Discuss pine tree removal located near the pool.

- 8. Public Forum** *Time has been set aside for the public to address the Board
on items that are NOT ON THE AGENDA. Comments are limited
to three minutes per participant. These items will not be acted
upon by the Board at this meeting.*

9. Adjournment

NOTE: The Board will meet in closed session to consider personnel or legal matters, property liens, foreclosure action and/or fines on delinquent or non-compliant properties and will not reconvene into open session.

**The Riviera West Annual Meeting will be held on June 20 at 9:00 am at the clubhouse.
The next regular meeting of the Board of Directors will be on September16, 2026, at 4:30
pm, at the clubhouse.**