

PENDING BOD APPROVAL

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, January 19, 2016

Ed McKeon called the meeting to order at 09:00 AM.

Present at the meeting:

Board of Directors: Ed McKeon, Leo McMann, Traci Dahle, Gerry Hartman and Terry Oberst. Gene Clipperton and Karen Schlichte absent.

Kristi Brigante, Administrative Assistant

87 Association members.

Board Update/Comments:

Ed McKeon informed everyone our Administrator, Boyd Kraemer, has resigned.

Comments to the Board:

Connie Ward, Lot 10, heard someone was getting a petition signed to remove Boyd Kraemer. Ed stated Boyd resigned because he did not feel it was a 'good fit' for him and was not willing to take on this much as a retiree. She also stated the Board does not respect the residents.

Doc Sears, Lot 131, said Boyd told him he was tired of all the negatives.

John Montgomery, Lot 201, said Boyd is gone and done. We are in a transitional phase and the Board should consider asking Boyd to help in this transition.

Patty Fry, Lot 338, sorry Boyd left. Our problem is the same Board has been writing the rules for a long time. Office staff caused Boyd to leave. The Board needs to shape up.

Marlene Jones, Lot 137, talked about dog waste in non-dog park areas.

Evelyn Schick, Lot 584, said a man allowed dog waste in front of her stairs. Also, water pressure is poor in her area.

Harold Kirpach, Lot 524, said he was invited to Boyd's office. Boyd said he was having problems with the Board not Residents.

Joe Suski, Lot 581, water pressure is low. Is anything being done? Ed McKeon said he would look into it.

Nick Holbrook. Lot 30 wanted to thank the organization for the cement parking area at the dog park and would like to see the same done at the Tennis Courts.

Correspondence:

Letter from Jim & Karen Moore to the Board concerning payment of monthly dues.

Reports:

Administrator Boyd Kraemer reported:

No Report.

Treasurer Report reported by Ed McKeon.

Ed McKeon and the office staff have been working many hours disputing SuddenLinks billing. With our documentation/records they proved SuddenLink overcharged us by more than \$10,000. Refund forthcoming.

Committee Reports

Dean Willson, Lot 247, Landscape and Maintenance Committee. Good News: In November the BOD

approved purchase and placement of colorful boulders outside the wall at the main entrance and along Ramar Road, and we thank our Park Administrator, Boyd Kraemer, who obtained City approval. You now see 18 boulders on this easement to emphasize our resort entrance.

Also approved by the BOD in November, we now have concrete on the car parking area at the Casablanca Gate Dog Park which really dresses up this area for us and our puppies.

Thank all you volunteers who helped our resort maintenance crew on 15 January with the annual hand clearing of dead leaves and refuse from the base of the barranca.

Please be on the lookout for volunteers helping our resort maintenance crew on 12 February who will be on our streets cycling the main water valves. This is done twice a year to ensure these water main control valves function correctly before there is an emergency requiring water to be shut off.

You will also soon be seeing seven new stop signs in place of those that have faded to the point where polishing no longer makes the words clear. The new signs should withstand the sun and wind better.

Please also thank our golf course grounds keeper, Brian Graham, and his crew for planting new winter hardy flowers in the planters on tee-boxes and around the Pro Shop. We really appreciate Brian and his crew for keeping our golf course beautiful and top shape.

Please thank our resort Administrator, Boyd Kraemer and Head of Maintenance, John Core and all employees for the new lounge chairs and picnic tables with chairs in the area around our swimming pools and pool picnic area.

Again thanks to our resort staff, we should soon see more yellow bell or orange bell shrubs replacing the four dead trees south of the racket ball courts. This landscape reduces the wind erosion near these courts, as well as beautifying this area.

Ken Dahle, Lot 413, having another BBQ on January 29, 2016.

Carol Johnson, Lot 94, talked about several residents do not have House Numbers; AED access at the Tennis Courts; and a gun safety class is forthcoming.

Approval of the Agenda:

Terry Oberst moved and Gerry Hartman seconded the approval of the agenda. Leo McMann moved and Traci Dahle seconded to amend the agenda by adding 16.01.02 Buffalo Blower for Golf Course. Both motions passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of December 8, 2015 Regular Board Meeting

16.01.01 Adding Darlene Roberts to the Finance Committee.

Leo McMann moved and Gerry Hartman seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

None

New Business:

Agenda Item #16.01.02 Leo McMann moved and Terry Oberst seconded to approve the lease of a Buffalo Blower at a cost not to exceed \$275 a month for 36 months. Ed McKeon moved and Terry Oberst seconded to table the item. Item tabled. In the discussion phase it was noted the Golf Course staff recommended this action since they have to mow the greens daily to remove the duck droppings. This blower would allow them to blow the droppings off the greens. John Montgomery recommended looking into a lease of the

equipment since it is only needed a few months of the year.

Director's Comments:

None

Executive Session:

Adjourned to executive session at 9:50.

Adjournment:

Traci Dahle moved and Terry Oberst seconded, to adjourn the meeting at 10:26 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.