



# RIVERVIEW REVIEW – MARCH 2017

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## BOARD OF DIRECTORS

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**Our Web Page:** [riverviewrvresort.net](http://riverviewrvresort.net)

*Mission Statement: To provide monthly information to the residents on resort operations and activities, including articles from; board of directors, management, standing committees and recognized clubs, reflecting a positive nature of the resort and its activities.*

## Notes from Nancy Willson

*Board President*

Just a few comments. At the Annual Membership Meeting held on February 15, 2017 three new Board members were elected, Linda Hixon, Phyllis Wilburn and Doreen Hansen. Vic Sucher was one of the other candidates running for a seat on the Board of Directors but had to withdraw due to health reasons. Please keep him in your prayers. The Board also elected their officers, Nancy Willson President, John Montgomery Vice President, Linda Hixon Secretary, Phyllis Wilburn Treasurer, with Terry Oberst, Gerry Hartman and Doreen Hansen members at large.

The seven members of the Board then volunteered to be the Liaison to the following Committees: Nancy Willson for Election & Governing Documents Committees; John Montgomery for Maintenance/Landscape, Architectural, & Finance/Audit Committees. Linda Hixon for Pro-Shop, Governing Documents, RV Storage Committees; Phyllis Wilburn for Election, Finance/Audit & RV Storage Committees; Terry Oberst for Safety Awareness, Pro-Shop & Activities Committee; Gerry Hartman for Architectural & Safety Awareness Committees; Doreen Hansen for Maintenance/Landscape & Activities Committee. Each of the Liaisons will be contacting the various committees to arrange the first organizational meeting.

At the February 21, 2017 Board meeting a couple committee changes were made: the Board voted to combine the Governing Documents Committee and the General Task Force Committee and removed Infrastructure from the Infrastructure/ RV Storage Committee. The members of the Governing Documents Committee and the General Task Force Committee thought that combining these two

committees would help streamline changes that needed to be made to the Associations rules, policies and procedures. The reasoning behind removing infrastructure from the RV Storage Committee is that this committee basically handle just the RV Storage. A final note on Committees, is that the Safety Awareness Committee is looking for a few more members. If you would like to join this committee or any of the other committees, please use the committee sign up forms that are available at the Association Office.

The Board of Directors has added Club Reports to the Regular Board Meeting Agenda, this so that all the Clubs in the Resort can inform our residents about tournaments, fund raisers, etcetera. Club Reports are at the beginning of the meeting right after Committee Reports, so please consider having one of your club members give a report.

I just want to thank all the people that signed up for committees, organize the clubs, donate their time helping with various projects in the Resort, attend Board Meetings has made Riverview Resort a great community, thank you again.

## PRESIDENT'S ADDRESS

By Ed McKeon-Annual Meeting February 15, 2017

A review of 2016 board minutes indicate that 2016 was another busy year. After the usual policy actions and common area decisions, the major project items included the purchase and conversion to more up-to-date association software. As staff will attest, the conversion had its growing pains. However, the new company's

support and training was very beneficial. In an attempt to improve security, a new gate entry system was installed. The ongoing maintenance category included a new surface of the pool deck, the annual palm tree trimming, a renovation of tee boxes 4 & 5 and the sealing of road cracks followed by a slurry seal of our roads. All of this cost some serious money. For this year, there are plans to replace the west side clubhouse parking lot with concrete. The concrete should increase its life and decrease its maintenance costs. Funding permitting, the same thing is planned for the north club house parking lot in the 2018 budget. The skinning of the palm trees is also scheduled for this year at the same time as the trimming of the palm trees. That pretty much summarizes the major board actions this past year.

As many of you know, this is my last year of service to this association as a director. In many cases, 12 is a small number; say 12 seconds or even 12 hours, But when you team it up with years as in 12 years, it has some significance! To put it in perspective for me, our grand daughter was in second grade when I was first elected to this board..... She is now a sophomore in college! To her those 12 years is a lifetime. To folks our age, it is just another chapter. As I mentioned in the newsletter, I have been honored to serve this association. Make no mistake about to be dedicated to such service it takes a lot of one's time. It has not been full of successes; A few of the more significant failures include the time I took the issue of the water resource fee to the Bullhead City Council and lost on a 5 TO 2 vote; The attempt to get wireless Internet into the resort failed after not one, but two attempts. We had NPG Cable guaranteeing they could easily serve this resort. Upon their failure, Frontier Communications made the same promise and provided us with a very favorable contract, but when it got to their regional corporate attorneys in California, the project died. I also tried to see if we could convert to a satellite television provider. At the time, after they surveyed the property, the logistics and hurtles caused the project die a natural death. However in spite of these failures, I hope that most of our members feel that I have served in the best interests of this association. I would be remiss if I did not thank the staff, the many directors, past and present, and, of course, the association members for their tremendous support through those years. Thank you to one and all. Kindest Regards, Ed McKeon

#### *An Apology from Ed McKeon*

I feel I have one more thing to say, especially to those in attendance at our Annual Meeting. I am sorry that I was unable to finish my President's message at the annual meeting. I guess there was more emotion wrapped up in the final day of my terms as a director of this association than I felt when I was putting the words to paper. I am asking that my full address be published in the newsletter. I found I was unable to talk about the length of my term as a director of this association. Most importantly, that groundswell of emotion prevented me from verbally and personally thanking all of the members that supported me through those years, as well as thanking the directors that served with me during those years. Equally important is the I have for the support that the association's staff provides day in and day out. A great big THANK YOU to one all for your support.

## **ADMINISTRATOR'S REPORT**

*By Jennifer Myers*

Can't believe February is already gone! Seems time is flying by these days. This has certainly been an unusual winter here in Arizona. More rain than I can remember in the 10 years I've been here.

And with all the recent rain, the weeds are popping! This is a good time to be proactive in controlling your weeds. Please be sure to remove the weeds on your lot. We are sure you know that weeds are "pesky little things." You can pull them today and their "relatives" show up in the next few days. The best way to prevent them is to apply a preventive spray such as Round-up. I'd also like to remind all that Riverview now offers a weed control program. For \$35 a year, you can sign up at the office and maintenance will take care of your weeds. This is for the calendar year, so to get the full benefit, sign up sooner than later as it will expire December 31<sup>st</sup>.

We have had some discussion with the Landscape & Maintenance committee regarding the dumpsters, debris bin and recycling bins. First of all, let me explain that this company bought out the other one a while back. I have discovered that they don't operate the same as the previous company. For instance, the previous company allowed for almost all things be disposed of in the dumpsters. This one does not. When I spoke to one of their representatives, she gave me a list of items that CANNOT be put in the dumpsters. Those items include: concrete, rocks (because they don't compact), tires, oil, gasoline, pesticides, batteries (vehicle batteries, not

household batteries), or liquid chemicals. As long as they fit in the dumpster, appliances can be placed in the dumpster, EXCEPT for refrigerators, freezers or AC units as they have Freon. If they find anything with Freon, they charge us \$20. So, where do we dispose of hazardous waste or things we can't put in the dumpsters? Most items you can take to the city landfill. It is located in Fort Mohave. However, the city of Bullhead has a collection twice a year that you can take your hazardous waste. It is usually in the spring and again in the fall. It is usually held at the DMV facility.

Since were on this subject, this is a reminder that the green dumpster across from the tennis court is for recycling only. Remember, green for recycling, blue for trash. All dumpsters are trash except for the one across from the tennis court. There have been reports that some are putting their household garbage in this bin. Do not put anything, including recycling in plastic bags. They will not open the plastic bag to go through it. When it gets to the recycling center, if they find anything in a plastic bag, it goes straight to the garbage. So even if it is in fact, recycling, your efforts are wasted. The debris bin is for use by Riverview residents only. Contractors are not allowed to use the debris bin at all. We ask that you do not put glass, broken metal or very sharp objects in the debris bin because sometimes the maintenance staff has to get in the roll off to shove the items down to make more room and we certainly don't want anyone to get injured.

Another reminder that dogs are not allowed on the golf course. There have been "hints" left behind. It is also very dangerous to be walking on the course if you're not playing. One could get hit by a golf ball and injured.

Please be considerate and don't wash dog blankets or dog beds in the washers and dryers in the laundry room. It clogs the hoses and drains and leaves the hair in the washers to get on other people's clothes.

The office is still getting reports that not everyone has gotten the current Riverview vehicle permit. If you haven't done so already, please bring your registration to the office so we can issue you a sticker.

I hope everyone enjoys the rest of the season!

## **STEPHANIE'S REPORT**

We extend our condolences to the family members of resident who have passed away.

Evelyn Fuller..... Lot#184

## **FIREARMS SAFETY**

*By Sandy Heldt*

March 27, 3 PM at the golf course pro shop

Sign up sheet by bulletin board.

If you have that firearm in your house and do not know how to handle it. We will show you how to handle it safely. This class is for you and also a reminder for those that have been owners for a long time. The class will consist of some class room time and also time on the firing range, using your own weapon. Certified Firearms Safety Instructors: Clyde Grosz with North Dakota, and Stan and Sandy Heldt with Minnesota. Questions, call Stan at 952-657-2169.

Your Safety Awareness Committee

## **MARCH ACTIVITIES**

*By Linda Somerville*

St. Patrick's Tickets go on Sale Tuesday, February 28th

\$10 person from 1 - 3 p.m. in Grand Room

Saturday, March 4th - Patio Sales - 3 a.m. - 9 a.m. In Park Only - Open to Public at 9 a.m. - 1 p.m.

Saturday, March 4th - Strangers- Chicken Salad, Chips and Dessert

Saturday, March 11th- Class Act - Taco Soup, Salad and Ice Cream

Tuesday, March 21st - Regular Board Mtg.

Friday, March 17th - St. Patrick's Dance - Kid n Nic - Corned Beef and Cabbage Dinner - Dinner at 5 p.m. music at 6 p.m.

Saturday, March 25th - Top Shelf - Pulled Port, Cole Slaw, Dessert

## **ART NEWS**

*By Pat Asbury*

There was a large expensive easel, which was donated last season to the Arts and Craft room by Dennis Davies in memory of his late wife Jutta. IT IS GONE. If anyone knows of its whereabouts, please see that it gets returned to the Craft room for all to use and enjoy. Thank you.

REMINDER: Wine and paint fee for March 10<sup>th</sup> must be paid at least one (1) week in advance. If paying by check, please make them out to the Riverview Activities Committee.

Simulate Stained Glass class: On Tuesday, March 21<sup>st</sup> from 1:00 PM to 3:30 PM in the Craft Room I will teach a simulated stained glass class. No fee. Signs are posted on the doors. Class size is limited to 20 students. Please contact me to get your name on the list. 734-735-4201

## **RACQUET CLUB NEWS**

*By Gayle Montgomery*

Can't believe February 2017 is history and March is upon us. Even though the weather was somewhat unpredictable both pickleball players and tennis players enjoyed the competitions and the open play on the courts.

Tennis players were busy with our "Crazy 8" tournament February 14, 15, & 16. Sixteen women and sixteen men played a mixed double tournament. The spectators were there in full force, Thank you everyone who came out and cheered on the players. The winners were: 1<sup>st</sup> place, JJ Smith & Greg Mills; 2<sup>nd</sup> place, Vonnie Stefanishion & Terry Bahl. Congratulations. A big thank you to Pam and Chet Sobolewski for all the work you put into organizing it.

On February 17 the Kingman Tennis club came down and 14 Riverview Racquet Club players played 14 Kingman players. Of the seven matches, Riverview won four of them. Gosh were good even in winds gusting to 45mph. We have true grit.

On the pickleball courts there have been numerous competitions. Weekly round robins are being organized. They are organized into two categories; beginners and intermediate on one day and advanced on another. They begin at 9 am. On February 17 an advanced level round robin was held and there were ten players, which is pretty darn good. Congrat's to all the winners and a huge thank you to Bruce Knutson for the organization skills you bring to the competitions. Also, thank you to Sheila Knutson. She is Bruce's right hand during these round robins. While she may not be able to play she is always there helping.

Pickleball lessons have been moved to Thursdays at 9:00 AM – there is still time to come down and try this incredibly fun sport.

Racquet Club members save the date: March 18. The annual year end banquet will be held in the Grand Room. There will be a RSVP sheet at the courts bulletin boards. Please sign up to ensure we have enough food for everyone. The year-end banquet is a time we all come together and recognition is given to the street league winners, and other accomplishments of players in the club. Another Racquet Club event will be occurring March 3. The Racquet Club golf outing!! Dust off those clubs and join in for a really fun morning of crazy golf. It's not your usual game of golf.

Last month you read the top 5 reasons people love pickleball – well equal time for tennis. There are many great reasons people love to play tennis. The following are 5 health benefits of playing tennis per the website Active.com.

**Calorie burn:** About 600 calories in one hour [dependent upon the intensity of the game]. The sport burns fat and increases your heart rate.

**Muscle Development:** The game combines rigorous strength training in your legs, arms and upper body.

**Tactical – Brain Development:** Tennis is based on geometry and physics, and can help develop tactical thinking similar to playing a game of chess. The sport helps to generate new connections between nerves in the brain which can help to keep you alert and sharp well into your golden years.

**Coordination:** The more you play tennis, the more you develop the fine motor skills required in ball striking, gauging distance and personal coordination. These attributes can improve other aspects of your life.

**Self-Esteem:** In a study conducted in Connecticut at a university which tested the psychological benefits of several sports among non-athletes, tennis players scored higher in self-esteem, vigor and optimism. While scoring lower for factors such as confusion, tension, and depression.

But WARNING: There is ONE outcome of playing either pickleball or tennis .... You may find yourself smiling a lot more. So proceed with caution.

## **BOWLING NEWS**

*By Allen Stewart - league president 970 265-8954)*

Hello fellow bowlers. We are soon coming to the end of our bowling season. There are a total of 6 more week left as of March 1. April 3 is the last week of regular bowling and it is position round. April 10 is the fun bowl and our meeting where we hand out winnings will be held immediately afterward. If you are unable to attend the April 10 meeting, make sure that you designate someone to collect your winnings and get them to you.

If you team captains know that your team is not bowling next year or you will need bowlers next year, please let Bobbie, Mel, or Allen know.

As of this writing four teams are within one game of 1st place. Following are some of the recently bowled BIG SCORES:

Debbie Evans - 232, 213, 183 for a 628 scratch & 697 handicap series Phyllis Wilburn - 236 game

Steve James - 207, 177, 248 for a 632 scratch & 698 handicap series Ron Stone - 221 game

Mel Maritz 928 704-6649 Vice President

Bobbie Turner 801 518-3422 Secretary- Treasurer

## **PRO SHOP COMMITTEE**

*By Linda Hixon*

To begin my last article as part of this wonderful committee, I want to say a very special THANK YOU to Karen Schlichte who has finished her term on the Board and as our Board Liaison. She has been a great supporter and fierce advocate of the golf course and our committee. Thank you for all that you have taught me through the years and all of your work on behalf of the Pro Shop Committee.

As I stated in my report at the Annual Meeting, the Committee has had a great year bringing in \$6200 through our BBQs, \$400 through cookbooks/calendars, \$971 from the Bake Sale, as well as individual donations of \$340. Les Grosz made \$3121 in her Coot Shoot and Stars & Stripes Glow ball tournaments and the recycling donations totaled \$815. These efforts gave us the opportunity to pay \$9000 for the concrete laid on the #3 hill and to commit to pay for the next portion of concrete on the cart path in the amount of \$15,120. We are very proud of what we have accomplished!!

Our February BBQ had 271 in attendance! It was great fun and the putt off had some incredible putting...Mike Klostrich got first place with a hole in one!!! A Big, Big THANK YOU to the BBQ crew: Patty Trupp, Hedy Lang, Sandy Smith, Mary Smith, Barb Keana, Doug & Mary Erickson, Les Grosz, Vivian Sharp, Vic Sucher, Paul Vandyke, Dave Acteson, Julia Vanfossan, Karen Bouse, cooks Clyde Grosz and Bob Soby, Putt Off by Ken & Traci Dahle and their helpers and all the wonderful people who help us set up and take down and sell tickets every month. Thank you to Lee for always taking care of sales at the Pro Shop!!

Every member of our committee has been so vital to our success by contributing their time and talent to our various projects from construction projects to working on the golf course to taking golf course flyers around town. Sharon Kirkeby has done a fantastic job as Secretary keeping all our information well organized and made my job so much easier. You guys are the best!!!!

Thirty-five entered the Putt-Off, braving the sunshine and solid competition. The final results were;

1st: Mike Klostrich 44"

2nd: David Doerr\* 66"

3rd: Steve Wilburn "72"

4th: Mark Mayfield 78"

5th: Larry Neilson 97"

\*Hole in one to qualify

## **RIVERVIEW GOLF ASSOCIATION**

*By Chuck Watson*

This season there has been a Hot Dog stand set up on the 6th Tee Box on the 2nd Thursday of the month. Hot Dog Stand will be set up on March 9th. For a \$3 donation enjoy a hot dog and a beverage, open to golfers and non-golfers alike.

This year the lunches and the hot dog stand have been run with the help of volunteers, thank you to all those of you have volunteered this season your efforts are greatly appreciated.

March Lunch Schedule: .....Mar 2nd - Pizza

.....Mar 16th –Smith’s Chicken

Due to the large number of golfer who are participating in the scramble we will not be starting to serve the lunches on the 2nd and the 16th until 1 pm.

This season's final Hot Dog Stand will be held on Mar 9th - Hot Dog & Beverage (\$3 donation)

A general meeting of the Golf Association will be held prior to the scramble on Mar. 16th, at that time we will have the election of next seasons committee members. If you have questions or proposals for next seasons Association events please bring them to the meeting.

Your Golf Association Committee:

President – Chuck Watson (Brenda)

Vice President – Mike Ritz (Debbie)

Treasurer - Phyllis Wilburn

Recording Secretary - Betty Sedgwick

## **QUILTING**

*By Nancy C Latham Lot 193*

Craft Room

Friday's 9 AM-11 or 11:30 AM

We meet every Friday. Bring what you are working on or have finished and share with the group. Sometimes we work on a particular project or quilt but mostly we work on our own projects. Come and join us. Lots of people here to help with any quilting problems you may have.

I hope you all got to see the various projects we have worked on at the Show and Tell February 23. The ladies have been busy this year.

Come and join us.

## **LEAGUE RESULTS FOR JAN/FEB**

*By: Chuck Watson*

### **SCRAMBLE RESULTS**

#### **Jan. 26**

1st Place: Bob Soby, Sally Soby, Paul Achter, Lois Achter, Milt Miller

2nd Place: Bob Johnson, Mary Bjorgo, Tom Hagadone, Paul Talbot, Debbie Talbot

3rd Place: Joe Shangle, Sherry Shangle, Dennis Wiley, Shell Wiley, Bill Kennedy, Rich Roland

4th Place: Steve James, Barb James, Steve Wilburn, Phyllis Wilburn, Ken Stripling

5th Place: Pat Matlock, Bill Sharp, Viv Sharp, Ed Hofer. Cathy Hofer

Long Putt: Jim Espinoza

Women’s KP: June Larson

Men’s KP: Larry Larson

**Feb. 2**

1st Place: Bill Robinson, Norma Hansen, Debbie Evens, Wayne Wilson, Brenda Wilson

2nd Place: Les Ozero, Cindy Ozero, Mike Ritz, Debbie Ritz, Ken Hamilton

3rd Place: Larry Meier, Paul Talbot, Debbie Talbot, Ed Hofer, Cathy Hofer

4th Place: Jerry Carbert, Gloria Carbert, Mac Johnson, Sue Johnson, Jon Laughlin

5th Place: Don & Margit Gibbons, Jack Sedgwick, Betty Sedgwick, Bob Meier, Edith Hansen

Long Putt: Derv Fortenberry

Women's KP: Sandy Heldt

Men's KP: Bob Soby

**Feb 9**

1st Place: Jim & Myla Dombroske, Paul & Debbie Talbot, Terry Oberst

2<sup>nd</sup> Place: Bob & Sally Soby, Larry & Bev Piette, Bob Meier

3rd Place: Don & Margit Gibbons, Ken & Traci Dahle, Jim Espinoza, Edith Hansen

4th Place: Chris Perterson, Norma Hansen, Debbie Evens, Nick Holbrook, Dave Lind, John Laughlin

5th Place: Ron Hansen, Gary & Sandy Giacomini, Ed & Cathy Hofer, Ruth Bangay

Long Putt: Norma Hansen

Women's KP: Darlene Symes

Men's KP: Les Ozero

**Feb 16**

1st Place: Larry & June Larson, Harry & Janet Koch, Bill Kennedy

2<sup>nd</sup> Place: Jerry & Gloria Carbert, Bill & Viv Sharp, Jim Espinoza

3rd Place: Larry Meier, Dennis & Shell Wiley, Ron & Sharlene Pajak

4th Place: Bill Robinson, Paul & Debbie Talbot, Ruby Wheeler, Nick Holbrook

5th Place: Milt Miller, Norma Hansen, Debbie Evans, Dick Esch, Tom Cornwall

Long Putt: Sandi Giacomini

Women's KP: Norma Hansen

Men's KP: Nick Holbrook

**Feb 23**

1st Place: Don & Margit Gibbons, Ed & Cathy Hofer

2<sup>nd</sup> Place: Steve & Phyllis Wilburn, Don Hawley, Paul & Lois Achter

3rd Place: Jerry & Gloria Carbert, Derv Fortenberry, Anabelle Winfrey

4th Place: Dennis Davies, Mary Bjorgo, Ray & Kathleen Raynor, Dave Acteson

5th Place: Bill Robinson, Larry & Pam Bouchee, Nick Holbrook, Burdette Storey

Long Putt: Harry Koch

Women's KP: Sherry Shangle

Men's KP: Larry Meier

**WOMEN'S DAY RESULTS, JAN/FEB**

*By Chuck Watson*

**Jan 24**

Format: 2 clubs & a putter

1<sup>st</sup> Place: J J Smith, 1<sup>st</sup> Place Middle: Billie Moberg

1<sup>st</sup> Place High: Judy Shaw, 2<sup>nd</sup> Place: Gloria Carbert

2<sup>nd</sup> Place Middle: Irene Sprung, 2<sup>nd</sup> Place High: Donna Daley

3<sup>rd</sup> Place: Vonnie Stefanision, 4<sup>th</sup> Place: Sally Soby

5<sup>th</sup> Place: Sherry Shangle, 6<sup>th</sup> Place: Joanne Winder

7<sup>th</sup> Place: Anita Fiset, 8<sup>th</sup> Place: Ruth Bangay

9<sup>th</sup> Place: Sandy Heldt, 10<sup>th</sup> Place: Darlene Symes

Long Putt: Gloria Carbert

Closest to Pin: Barb James

**Jan. 31**

Format:

1<sup>st</sup> Place: Vonnie Stefanision, 1<sup>st</sup> Place Middle: Darlene Symes  
 1<sup>st</sup> Place High: Donna Fortenberry, 2<sup>nd</sup> Place: Ruth Bangay  
 2<sup>nd</sup> Place Middle: Debbie Jenkins, 2<sup>nd</sup> Place High: Joyce Stonaker  
 3<sup>rd</sup> Place: Anita Fiset, 4<sup>th</sup> Place: Sally Soby  
 5<sup>th</sup> Place: Carol Stephens, 6<sup>th</sup> Place: Norma Hansen  
 7<sup>th</sup> Place: Gloria Carbert, 8<sup>th</sup> Place: Sandy Heldt  
 9<sup>th</sup> Place: Janet Kerns, 10<sup>th</sup> Place: June Larson  
 Long Putt: Debbie Talbot  
 Closest to Pin: Debbie Evans

**Feb 7**

Format: 2 Best

1<sup>st</sup> Place: Gayle Montgomery, Dawn Hill,  
 Laura Steele, Burdette Storey  
 2<sup>nd</sup> Place: Sally Soby, Clara Loewen,  
 Pat Asbury, Millie Donauer  
 3<sup>rd</sup> Place: B J Lyles, Brenda Wilson,  
 Elsie Rodney, Darlene Symes  
 4<sup>th</sup> Place: Irene Sprung, Vonnie Stefanishion  
 Mary Pratt, Elaine Chabot  
 5<sup>th</sup> Place: Ruth Bangay, Gloria Carbert  
 Karin Mann, Joyce Stonaker  
 6<sup>th</sup> Place: Donna Fortenberry, Anita Fiset  
 Cindy Ozero  
 7<sup>th</sup> Place: Sherry Shangle, Billie Moberg  
 Norma Hansen, Sandy Heldt  
 Long Putt: Suzanne Kinney  
 Closest to Pin: Ruth Bangay

**Feb 14**

Format: Guess Your Score

1<sup>st</sup> Place: June Larson, 2<sup>nd</sup> Place: Joyce Stonaker  
 3<sup>rd</sup> Place: Irene Sprung, 4<sup>th</sup> Place: Joanne Winder  
 5<sup>th</sup> Place: Annabelle Winfrey, 6<sup>th</sup> Place: Sandy Heldt  
 7<sup>th</sup> Place: Mary Bjorgo, 8<sup>th</sup> Place: Sally Soby  
 9<sup>th</sup> Place: Donna Dayey, 10<sup>th</sup> Place: Darlene Symes  
 11<sup>th</sup> Place: Bev Piette, 12<sup>th</sup> Place: Debbie Evans  
 13<sup>th</sup> Place: Marianna Nielson, Long Putt: June Larson  
 Closest to Pin: Bev Piette

Feb 21

Format: Throw out worst hole

1<sup>st</sup> Place Low: Ruth Bangay, 1<sup>st</sup> Place Middle: Annabelle Winfrey  
 1<sup>st</sup> Place High: Donna Daley, 2<sup>nd</sup> Place Low: Cindy Ozero  
 2<sup>nd</sup> Place Middle: Barb James, 2<sup>nd</sup> Place High: Karin Mann  
 3<sup>rd</sup> Place: Les Grosz, 4<sup>th</sup> Place: Vonnie Stefanishion  
 5<sup>th</sup> Place: Sally Soby, 6<sup>th</sup> Place: Debbie Evans  
 7<sup>th</sup> Place: Burdette Storey, 8<sup>th</sup> Place: Bev Piette  
 9<sup>th</sup> Place: Elaine Chabot, 10<sup>th</sup> Place: Pat Asbury  
 11<sup>th</sup> Place: JJ Smith, Long Putt: Pat Asbury  
 Closest to Pin: Cherrie McHolen

## **LEAGUE RESULTS FOR JAN/FEB**

*By Chuck Watson*

### **MENS DAY RESULTS**

#### **Jan. 25**

1st Place: Bill Robinson, Milt Miller, Bob Meier, Ed Hofer, Tom Hagadone

2nd Place: Harold Bouse, Gary Hall, Dave Shaw, Pat Daley, Chris Peterson

3rd Place: Jim Dombroske, Ron Hansen, Terry Oberst, Bill Sharp, WD Allen

4th Place: Bob Soby, Jerry Watson, Dennis Wiley, Jerry Fry, Bob Steeves

5th Place: Steve James, Mike King, Tony Winder, Nick Holbrook, Steve Wilburn

Long Putt: Dennis Wiley

Closest to Pin: Larry Meier

#### **Feb 1**

1st Place: Mike Buttram, Mark Mayfield, Gary Hall, Donn Kaufman, Larry Bouchee

2nd Place: Larry Meier, Ron Hansen, Dave Shaw, Terry Stonehouse, Gary Giacomini

3rd Place: Jim Dombroske, Ken Stripling, Bill Sharp, Ed Parisian, Jerry Fry

4th Place: Bob Johnson, Tony Winder, Jerry Watson, John Larson, Nick Holbrook

5th Place: Bob Shumway, Larry Larson, Dennis Wiley, Chuck Watson, Dean Willson

Long Putt: Terry Stonehouse

Closest to Pin: Gary Hall

#### **Feb 8**

1st Place: Ron Hansen, Ken Stripling, Tony Winder, Nick Holbrook

2nd Place: Mike Buttram, Ken Nash, Ray Raynor, John Montgomery

3rd Place: Bill Robinson, Ed Parisian, Terry Oberst, Florent Morin

4th Place: Les Ozero, Doug Erickson, Harry Koch, Gary Giacomini

5th Place: Bob Shumway, Chris Peterson, Pat Daley, Steve Wilburn

Long Putt: John Montgomery

Closest to Pin: Dennis Davies

#### **Feb 15**

1st Place: Chuck VanFossan, Don Hawley, Rod Blain, John Larson, Jack Sedgwick

2nd Place: Bob Shumway, Tom Hagadone, Dennis Davies, WD Allen, Ray Raynor

3rd Place: Joe Shangle, Mike Buttram, Chuck Watson, Bill Sharp, Larry Bouchee

4th Place: Les Ozero, Ron Hansen, Ed Parisian, Jerry Watson, Steve Wilburn

5th Place: Harold Bouse, Doug Erickson, Terry Stonehouse, Ron Pajak, Chris Peterson

Long Putt: Florent Morin

Closest to Pin: John Larson

#### **Feb 22**

1st Place: Bob Soby, Doug Erickson, Ken Nash, Larry Gaisbauer

2nd Place: Jeff Gygi, Jerry Watson, Nick Holbrook, Ray Raynor

3rd Place: Bill Robinson, Leo McMann, Terry Oberst, WD Allen

4th Place: Don Gibbons, Chris Peterson, Ed Hofer, Larry Bouchee

5th Place: Ron Hansen, Don Hawley, Dave Shaw, Derv Fortenberry

Long Putt: Dennis Davies

Closest to Pin: Bill Robinson

PENDING APPROVAL

### **RIVERVIEW RESORT OWNER'S ASSOCIATION**

#### **Annual Member's Meeting**

**Wednesday, February 15, 2017**

Association President Ed McKeon called for the membership to open the Annual Member's Meeting at 1:30

p.m. The meeting was officially opened by Linda Hixon moving to open the meeting and Doreen Hansen seconded

**Open Forum:**

**Reading of Minutes**

The Association Secretary read the Minutes of the February 24, 2016, Annual Meeting. A motion to approve was made by Linda and Doreen seconded. The minutes were approved by the membership.

**Reports**

Annual Reports:

- Board President – Ed McKeon
- Activities Committee – Linda Sommerville
- Architectural Committee – Dave Acteson
- Election Committee – Kathy Holmes
- Finance Committee – Jacki Watson
- Golf Course Committee – Linda Hixon
- Governing Documents Committee - Gordon Parsons
- Maintenance and Landscape Committee - Dean Willson
- RV Storage Committee – Tom Moore
- Safety Awareness Committee – Carol Johnson
- Task Force Committee – Vic Sucher

Reports from the President and these committees are on file with the meeting minutes.

**Voting Results**

It was announced that Vic Sucher has submitted a letter advising he was withdrawing his name from consideration for Board of Directors. The results for the remaining candidates are:

Paper Ballots returned

Electronic Ballots returned

Linda Hixon .....	406 Votes
Phyllis Wilburn .....	288
Doreen Hansen .....	277

**Recess of Annual Meeting**

The Election Committee Co-Chair presided over the election of the Board President. Nancy Willson was elected President. The new Board President presided over the election of Vice President John Montgomery, Treasurer Phyllis Wilburn and Secretary Linda Hixon.

Adjournment

Minutes attested to and respectfully submitted by:

Linda Hixon, Association Secretary

PENDING BOARD APPROVAL

**REGULAR BOARD MEETING MINUTES**

Tuesday, February 21, 2017

Nancy Willson called the meeting to order at 09:00 a.m.

Present at the meeting:

Board of Directors: Nancy Willson, John Montgomery, Phyllis Wilburn, Linda Hixon, Terry Oberst, Gerry Hartman and Doreen Hansen.

Administrator: Jennifer Myers

Approximately 52 Association members

**CORRESPONDENCE:**

Note from Valle Vista HOA thanking Riverview for the opportunity to visit our Resort and the luncheon provided before the meeting with our attorney.

## REPORTS:

### **Administrator's Report by Jennifer Myers:**

The Administrator welcomed the new members to the Board: Linda, Doreen and Phyllis. Do not hesitate to contact Steph or herself for any assistance. Questions about the Turf Rebate Program regarding replacing the grass in the pool are and the area across from the tennis court were addressed. The program through the City of Bullhead helps reduce the usage of water. Water is a valuable source that we need to conserve. This program will reimburse Riverview up to \$10,000 for this project so the Resort will be out of pocket approximately \$5,000. The City will also send a 1099 next year to file on income taxes. However, over time, our water bill should reflect a savings as well.

### **Treasurer's Report: Phyllis Wilburn**

HOA income was over budget by \$2,622 and resident internet income being the biggest factor. Grounds care was under budget by \$1,168 and personnel expense under budget by \$2,252 and utilities over budget by \$8,631. Cable TV, natural gas and sewer were in this over budget total. Reserve balance is \$690,507. Our monthly assessment of \$9,967 and interest of \$139 were added and our two loan payments for the golf course equipment of \$2,616 and \$1,844 were deducted to make this balance. Our golf course income was over budget by \$6,855, resident membership, resident punch cards and resident green fees made up this overage. Grounds care was over budget by \$3,407, pond maintenance and landscaping supplies made up this overage. Personnel expenses were under budget by \$1,629 and utilities were over budget by \$3,036, water and sewer being the overage. The Finance/Audit Committee completed its audit of the year end statements and checks and they found everything in order. Now the outside auditors will be making their appointment to audit 2016 sometime after April.

### **Board Updates/Reports: Nancy Willson**

The President addressed changes made to the agenda format. After the Administrator's Report, Treasurer's Report, Board Updates/Reports and Committee Reports, the attendees will have the opportunity to ask questions. If none are raised, the report will be filed. If questions are raised, they will be answered before report is filed. Unfinished and New Business will be handled as follows: After a motion is made and seconded on an agenda item, the Board will have discussion of that item. After the Board discussion, the membership will be allowed to comment for an allotted time. Speaker is to state their name and lot number and if they are in favor or opposed to the agenda item being discussed. After membership comment, the Board will vote on the Agenda Item. Under Open Comments, clubs will be allowed to make announcements of special activities. Member Comments allow the membership to speak about things relevant to the Resort or ask for an Agenda Item to be considered for the next Board Meeting. Board Comments will address items relevant to the Resort and its Members.

### **Committee Reports:**

Carol Johnson from Safety Awareness asked for members for the Committee, agree to the Red Cross blood drive, and promoted the AED/CPR class being held March 15<sup>th</sup> at 1:30 at the Golf Course. No date for the gun safety class in March. The AARP Safe Driving class will be at the Moose Lodge on March 3<sup>rd</sup> 8-12. The speed bump request was voted down for the reasons of water lines under the road and damage to the road, and slowing down first responders.

### **Linda Hixon, Pro Shop Committee, reminded everyone of the BBQ on February 24<sup>th</sup>.**

### **APPROVAL OF AGENDA:**

Agenda Item 17.02.18 to combine the Governing Documents Committee and General Rules Task Force into one committee was added to the agenda. Motion by John Montgomery, seconded by Terry Oberst to approve the agenda as amended. Motion passed.

### **APPROVAL OF THE CONSENT AGENDA:**

The Consent Agenda included the following:

Minutes of the January 17, 2017, Regular Board Meeting

Approve the list of Committee members and Board Liaisons for 2017

Motion to approve the minutes was made by Gerry Hartman, seconded by Terry Oberst and approved.

Motion to approve the Committee List/Liaisons was made by John Montgomery, seconded by Terry Oberst and approved.

#### UNFINISHED BUSINESS:

None

#### NEW BUSINESS:

Agenda Item 17.02.01 Code of Conduct: John Montgomery moved and Linda Hixon seconded to approve the Administrator's, Director's and Committee Member's Code of Conduct. Motion passed unanimously.

Agenda Item 17.02.02 Document Change Procedure: John Montgomery moved and Doreen Hansen seconded to table this agenda item to be addressed at the end of this session. Motion passed unanimously.

Agenda Item 17.02.03 RV Storage Policy Linda Hixon moved and Terry Oberst seconded to approve the RV Storage Mission Statement, Policy and Recreational Vehicle Self Storage Agreement. The Committee produced these documents to set guidelines and rules for the Storage Lot and these documents were needed by March for the Administrator to send out renewals for the coming year. It was noted the Task Force had voted to allow these documents to come to the Board without their review due to the time issue involved.

Member Comments: JJ Smith, #230, asked that the lines and lights of the Storage Lot be improved. Advised her this is in the works by the Committee. Leo McMann, #52, stated we have a procedure to change policy and it does not go by the procedure, it is not valid. Traci Dahle, #413, advised the vote by the Task Force was not unanimously and that she voted against it.

Motion passed with John Montgomery and Terry Oberst opposing.

Agenda Item 17.02.04 Infrastructure/RV Storage Committee Name Change John Montgomery moved and Terry Oberst seconded to remove Infrastructure from the Committee name. Approved unanimously.

Agenda Item 17.02.05 Red Cross Blood Drive Gerry Hartman moved and Doreen Hansen seconded to allow the Red Cross to have a blood drive at Riverview. John Montgomery stated that it should be sponsored by the Safety Awareness Committee and Joe Suski should handle the event.

Joe Suski, #581, advised we have the right size facility and enough volunteers and residents who could donate to make the minimum required units. Red Cross would provide everything needed. Dean Willson, #247, asked if people outside the resort would be allowed.

The Board confirmed that it would be held for only Riverview residents. The motion passed unanimously.

Agenda Item 17.02.06 Paint lines on curves of roads. Linda Hixon moved and Terry Oberst seconded to have lines painted on curves of roads. John Montgomery discussed a project in Portland, Oregon, using engineered bumps but need to find ways to make first responders happy. Nancy stated that our streets are not as wide as city streets and maybe that makes a difference. Doreen Hansen discussed having lower and wider speed humps and we should revisit these, as well as location of them. Jennifer Myers advised this should be looked at for the 2018 budget. The motion failed with Gerry Hartman in favor. Walt Myers #509, Gary Hall #656, Sandi Gaisbauer #567, Carol Johnson, #94, Dean Willson #247 and Rich Harris #99 all commented on this matter.

Agenda Item 17.02.07 Electric Doors in Billiard Room. Linda Hixon moved and Terry Oberst seconded to replace exist doors of the Billiard Room with electric doors not to exceed \$5000. The location was clarified that is the door to the courtyard. John Montgomery felt it would be better to have the electric doors at the interior entrance/exit in the hallway across from the office as that door serves a larger number of people. Discussed that the outside exit would be more appropriate. The motion passed with Phyllis Wilburn opposing. Dean Willson #247, Patty Fry #338 and Gary Hall #656 all commented on this matter.

Agenda Item 17.02.08 Yearly Audit John Montgomery moved and Terry Oberst seconded to approve the budgeted amount of \$11,400 for the yearly audit with Colby & Powell, CPAs. The motion passed unanimously.

Agenda Item 17.02.09 Tree removal on east side of pool area. Terry Oberst moved and Phyllis Wilburn seconded to remove the tree and replace with a different foliage not to exceed \$500. John Montgomery clarified

that work would be done by Resort staff. The motion was approved unanimously. Chuck Watson #286 asked that a time frame be put on projects so we can force an issue.

Agenda Item 17.02.10 Approve sanctioning of Pro Shop Committee ad hoc group. Nancy Willson moved and Terry Oberst seconded and the motion passed unanimously.

Agenda Item 17.02.11 Rental Golf Carts (2). John Montgomery moved and Terry Oberst seconded to purchase 2 new rental golf carts to replace two old carts not to exceed \$7500. Jennifer Myers advised that if the old carts are better than current park maintenance carts, they would take the old rental cards and auction off the maintenance carts. The motion was approved unanimously.

Agenda Item 17.02.12 Golf Course Valve Replacement. Nancy Willson moved and Gerry Hartman seconded to approve \$5000 for the replacement of irrigation valves on the golf course. Brian Graham advised he is replacing brass valves with pvc scrubber valves as needed. The motion was approved unanimously. Jill Kohler #4 asked if water on Kobe is related to valves. She was advised to make this an agenda item.

Agenda Item 17.02.13 Golf Course Fertilization. Linda Hixon moved and Terry Oberst seconded to approve funds for the fertilization of the golf course in the amount of \$7600. The motion passed unanimously. John Montgomery asked that the residents be kept in loop when fertilization is to be done.

Agenda Item 17.02.14 Golf Course Grass Seed. Linda Hixon moved and Doreen Hansen seconded to approve grass seed for the golf course in the amount of \$18,000. The motion passed unanimously. Leo McMann #52 asked why individual budget items on agenda.

Agenda Item 17.02.15 Bushes at Pro Shop parking lot. Linda Hixon moved and Doreen Hansen seconded to removed bushes near dumpster and replace with BOD's choice not to exceed \$2000. Discussed possibilities of planting new oleanders, or ceramic pots and metal art or rock. Brian Graham advised that oleanders at wall are dead but some are ok.

Jennifer advised that permanent common area changes goes to the Board but not if we replace with same plant, i.e. oleanders. John Montgomery amended the motion to read "remove dead oleanders and revive those showing growth, not to exceed \$2000". Terry Oberst seconded the amended motion. The amended motion passed unanimously by roll call vote. Rich Harris #99, Traci and Ken Dahle #413, Jill Kohler #4 made comments on this item.

Agenda Item 17.02.16 Sand Bunkers. Terry Oberst moved and Doreen Hansen seconded to approve spending \$10,000 to re-do at least 3 bunkers on the golf course. John Montgomery discussed total cost to do all bunkers based on this figure and felt it would take \$40,000 to do all bunkers. Brian explained that he will remove all contaminated sand (contains rocks), line with clay and compact it, put in drainage and use the correct bunker sand. Sand would need to be added every 3-5 years. Brian advised we currently have the wrong sand and it cannot be screened for rocks. John Montgomery stated that the correct bunker sand is very light weight and will blow out and we have plenty of wind here. John felt some should be made grass bunkers to keep costs down and he felt the new sand would last at most 1-1 ½ years. John stated he would like the Pro Shop Committee to look at maintaining the bunkers and costs. Nancy Willson advised the money was approved in the budget process and we should do the 3 and put rest into the 2018 budget. Determine which are the worst bunkers to be done first. A roll call vote was taken and the motion failed with Nancy Willson, John Montgomery and Terry Oberst voting in favor. Ken Dahle #413, Ed Hofer #101 made comments on this item.

Agenda Item 17.02.17 Swap the MPR and Billiard Rooms Linda Hixon moved and Terry Oberst seconded to table this agenda item. There are many issues to be determined and solutions developed before this matter can come back for discussion. Ken Dahle #413, Dean Willson #247, and Mary Erickson ##128 made comments. Jim Naccarato #492 who proposed this swap suggested that we assign a group to review the pros and cons of this idea.

Agenda Item 017.02.18 Combine Governing Documents Committee and General Rules Task Force. John Montgomery moved and Doreen Hansen seconded a motion to combine the Governing Documents Committee and Task Force. Linda Hixon advised that both groups are basically work at accomplishing the same goals but feel that the current process and two separate groups is keeping everyone's hard work from coming to fruition. Gerry Hartman felt the committees should be put together. John Montgomery felt streamlining the work coming

out seems logical. Nancy Willson advised that the current Governing Documents Committee was originally called the Policy, Rules and Procedure Committee. Gordon Parsons, #347, Chair of the Governing Documents Committee advised that the current Rules Change Procedure made the Governing Documents Committee irrelevant and that the Task Force had been formed because some members felt a small group was dictating change. The Board approved the Task Force and they tried to accomplish many tasks. The administration feels things have gone too slow. Mr. Parsons feels the Governing Documents committee is defunct at this stage. The motion was approved unanimously. Rich Harris #99, and Jill Kohler #4 commented on this matter.

Agenda Item 17.02.02 Document Change Procedure. Nancy Willson moved and Doreen Hansen seconded to table this proposed procedure and send it to the newly combined Governing Documents/Task Force committee for review and approval. Motion passed with John Montgomery opposing. Dean Willson #247, Rich Harris #99, Ken and Traci Dahle #413 and Kathy Luer #633 comments on this matter.

**OPEN COMMENTS:**

**CLUB REPORTS:** Chuck Watson from the Golf Association advised that they currently have 234 members and the membership is required to play in any of the league play and club championship. They serve lunch every other Thursday at scramble for approximately 150 golfers. The hot dog stand they do on alternating Thursdays has made a profit of approximately \$1200. With their funds they have provided 20 hole-in-one trophies, 6 new tables for use at the Pro Shop, new pin flags for each green showing the Riverview logo, 8 swans for the ponds and have earmarked \$1,000 to be donated to work being done on the bridges at the #1 tee box.

**MEMBER COMMENTS:**

Nick Holbrook, Lot #30, inquired about how much water seepage/leakage are we having in the ponds. Also there a lot of people coming into the park looking at lots for sale. He feels they should be accompanied by someone during this time. Brian Graham advised that he does not know how much water is being lost. We would have to use the pumping cost to set any determinations.

**BOARD COMMENTS:** None

**EXECUTIVE SESSION:**

Adjourned to Executive Session at 11:40 a.m.

**ADJOURNMENT:**

Terry Oberst moved and Doreen Hansen seconded to adjourn the meeting at 1:10 p.m. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Linda Hixon, Association Secretary

**RIVERVIEW RESORT OWNERS ASSOCIATION  
INCOME & EXPENSE STATEMENT**

for PERIOD: February 1, 2017 to February 28, 2017

	February Year to Date	Budget Year to Date	Variance with Budget
<b>OPERATING REVENUE</b>			
Operations Assessment	\$118,797.90	\$118,978.00	(\$180.10)
HOA Service Fees & Other Revenue	\$8,338.16	\$5,729.15	\$2,609.01
RV Storage Rental & Other Fees	\$1,190.63	\$1,440.00	-\$249.37
Resident Golf Course Fees	\$14,830.00	\$7,500.00	\$7,330.00
Non-Resident Golf Course Fees	\$4,346.33	\$4,749.99	(\$403.66)
Golf Course Pro Shop Sales	\$428.18	\$500.00	-\$71.82
Miscellaneous Golf Course Revenue	\$140.46	\$89.58	\$50.88
<b>TOTAL HOA RV Strg REVENUE</b>	<b>\$128,326.69</b>	<b>\$126,147.15</b>	<b>\$2,179.54</b>
<b>TOTAL GOLF COURSE REVENUE</b>	<b>\$19,744.97</b>	<b>\$12,839.57</b>	<b>\$6,905.40</b>
<b>TOTAL OPERATING REVENUE</b>	<b>\$148,071.66</b>	<b>\$138,986.72</b>	<b>\$9,084.94</b>
<b>OPERATING EXPENSES</b>			
HOA Personnel Expenses	\$41,288.67	\$43,541.00	-\$2,252.33
GC Personnel Expenses	\$11,756.37	\$13,384.90	-\$1,628.53
HOA Utilities	\$56,297.56	\$47,666.67	\$8,630.89
GC Utilities	\$8,357.08	\$5,320.83	\$3,036.25
HOA Grounds Care	\$149.45	\$1,316.99	-\$1,167.54
GC Grounds Care	\$6,480.76	\$3,199.00	\$3,281.76
HOA Facility Maintenance	\$4,055.97	\$3,350.00	\$705.97
GC Facility Maintenance	\$1,283.38	\$1,483.36	-\$199.98
RV Storage Facility Maintenance	\$0.00	\$83.33	-\$83.33
Recreation Supplies & Maint.	\$1,002.32	\$1,708.33	-\$706.01
HOA New Assets/Projects	\$851.70	\$870.83	-\$19.13
GC New Assets/Projects	\$0.00	\$0.00	\$0.00
HOA Administration	\$7,800.63	\$7,378.33	\$422.30
GC Administration	\$1,907.28	\$2,210.83	-\$303.55
HOA Member Programs	\$0.00	\$2,100.00	-\$2,100.00
Pro Shop Goods	\$0.00	\$875.00	-\$875.00
<b>TOTAL HOA/RV Strg EXPENSES</b>	<b>\$111,446.30</b>	<b>\$108,015.48</b>	<b>\$3,430.82</b>
<b>TOTAL GOLF COURSE EXPENSES</b>	<b>\$29,784.87</b>	<b>\$26,473.92</b>	<b>\$3,310.95</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$141,231.17</b>	<b>\$134,489.40</b>	<b>\$6,741.77</b>
<b>ALLOCATION of ASSESSMENT:</b>			
Operations Assessment	\$118,797.90	\$118,978.00	-\$180.10
Net HOA/RV Strg Operations	(\$101,917.51)	(\$100,846.33)	-\$1,071.18
Net Golfing Operations	(\$10,039.90)	(\$13,634.35)	\$3,594.45
<b>NET OPERATIONS GAIN or (LOSS)</b>	<b>\$6,840.49</b>	<b>\$4,497.32</b>	<b>\$2,343.17</b>
<b>RESERVE FUND:</b>			
Reserve Assessment	\$9,967.10	\$9,967.00	\$0.10
Reserve Other Income	\$139.41	\$416.67	-\$277.26
Reserve Expenses	\$2,647.83	\$1,916.67	\$731.16
<b>NET RESERVE GAIN or (LOSS)</b>	<b>\$7,458.68</b>	<b>\$8,467.00</b>	<b>(\$1,008.32)</b>
<b>RESERVE BALANCE:</b>	<b>\$697,965</b>		

**Please note that this report is a compilation of actual association revenue and expenses.  
It does not include the accounting entries of depreciation because  
revenue is not expended for this accounting entry.**