

PENDING BOD APPROVAL

RIVERVIEW RESORT OWNERS ASSOCIATION

Regular Board Meeting Minutes

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

Tuesday, October 20, 2015

Leo McMann called the meeting to order at 09:00 AM.

Present at the meeting: Leo McMann, Traci Dahle, Gerry Hartman, Karen Schlichte and Terry Oberst.

Jennifer Myers, Administrator.

45 Association members.

Election of Pro Tem President

Karen Schlichte was unanimously elected Pro Tem President.

Board Update/Comments:

Comments to the Board:

Jim Runkle, Lot 547, stated we have a problem allowing people to enter the Resort for Church services. Jennifer said they could get access to the Resort if they would provide a list of personnel for the gate to verify their entry.

Linda Summerville, Lot 69, thanked all the summer workers for the Activities. And reminded everyone of the Craft Sale and Patio Sale.

Lyman Henderson, Lot 189, suggested we have a residents committee to review the Property Improvement Rules.

Correspondence: None

Reports:

Administrator Jennifer Myers' reported:

As most of you already know, I will be resigning from my position at Riverview to move back to Texas to be closer to my family. My time and experience here has been absolutely amazing. I have made a lot of friends and memories. I am surely going to miss this place.

This summer we had a four legged visitor. Yes, the bobcat. We had a few conversations with AZ Fish & Game. They informed us that they would not take action unless the bobcat was aggressive with a human. Some of the tips that they gave us that also include coyotes were first of all; don't leave a small pet alone. Keep your pet on a short leash. If you do have an encounter with a bobcat or coyote, they suggested waving your arms and yelling or making a loud noise. If you have your pet with you, pick up the pet and make loud noises to shoo the animal away. There is more information and tips on the table next to the office door.

Along with regular maintenance, some of the projects that were completed this summer includes the following:

Laundry room – A new contract was signed with the WASH company. New washers and dryers were installed. If you have a problem with a machine, there is a number posted around the laundry that you should call to report the issue.

Vegetation was planted on the hillside of the barranca directly behind the clubhouse to help with the erosion problem.

For the exercise room we purchased 2 new recumbent bikes as well as a new weight set.

Pavers were installed at the Casablanca dog area as a sidewalk type structure to make it easier to walk on

than the rock.

Installed awnings/coverings at the boneyard as well as near the main gate to cover and protect the equipment from the heat and weather.

Cleaned out the culverts in the barranca that gets a dirt build up when it rains. Barriers were also installed to help with the runoff.

Eliminated the grass behind the clubhouse and installed landscape rock. This will also give more golf cart parking.

This doesn't include ALL the projects that were completed this summer, as there was a lot of painting and freshening up.

Remember to call the gate when you're expecting anyone to come to your lot. This includes guests, food vendors, salespersons, contractors, etc.

Welcome back and I hope everyone has another great season here at Riverview!

Treasurer Report reported by Karen Schlichte.

It's always nice to report good things about our HOA finances. I have been involved with the Finance committee for some time so I have seen how well we are doing from past records. I always like to remind you that a budget is just a projected accounting of what we hope to do the next year. So when it fluctuates that is only natural. I will now be comparing year end budget with how we are doing through September. For HOA we are still over budget on our income by \$10,501, and under budget on personnel expense by \$32,074. The biggest item is maintenance wages as they are still working with one less person. Our utilities continue to be under budget by \$71,202. We will use some of this up by year end.

Our Reserve balance is \$667,590. Our assessment of \$11,326 and earned interest of \$1,225 was added and expenses of \$2,616 for the golf course equipment payment and \$580 for a electrical pedestal replacement and \$1,844 for the bobcat payment made up the activity in this account.

Golf course: There are 69 lots who have not paid their \$1,000 to Mr. Holland. This is the assessment on each lot when we bought the golf course. This is not a liability to the HOA or the golf course. Part of September the golf course was closed for reseeding so income was down but income is still \$12,585 better than we had budgeted. Personnel expenses are still under budget by \$7,027. Grounds care was over budget by \$6,067. Fertilization, weed control and grass seed makes up this overage. Utilities are under budget by \$6,751. Maintenance was under budget by \$4,227 and administration under by \$4,130. It will be interesting to see how we do at year end. I expect we will have a better year than last year. The golf course looks the best it ever has since we purchased it back in 2004. Thanks to Brian Graham and his staff.

I want to take this time to extend my gratitude and praise to both Lisa, our accountant and our administrator, Jennifer for a job well done and you can be sure we will miss you both when you leave us. I have worked closely with both of them and they are tops in my book and I have worked with a lot of staff in my working days.

Committee Reports

Ken Dahle, Lot 424, ProShop Committee:

We had our first Committee Meeting on Friday October 9th and finalized plans for the Pro Shop Barbeque, which will be held on Friday October 30th. Tickets are on sale every Tuesday and Thursday in the Shuffle Board Room (check the Grand Room as if it is busy they will move them there) at a cost of \$6.00 or \$7.00 at the door. We will have our 50/50 and the very popular "putt off". All the monies collected for the "putt off" is given back to the winners. Phase 1 of the cart path project is completed and looks very nice, thanks to all who attend the BBQ's and private donations for making this project possible.

The Yardage Markers are being replaced by golf course personnel with the help of the HOA maintenance team and should be installed shortly. Hollywood Nights fund raiser will be held on Friday November 6th,

and is a "Glow in the Dark" golf function. If you do not golf you can still have dinner at a cost of \$5.00 dollars and it includes lots of fun. The golf course opened as promised on Monday October 12th and is in very good condition. Also, please take note of the fantastic job Brian Graham (our Greens Keeper) and his helper has done on trimming the trees so you can actually see the golf course, it makes things a lot nicer. Thanks to Lee for getting things going for all the golfers, he is very organized and does a great job keeping things organized.

Carol Johnson, Lot 94, Safety and Rules Committee and Finance Committee. Finance is working on next years budget. Need to have some volunteers for the committee. Safety committee recommends name tags, planning for AED classes, gun safety classes and encouraged people to use flashlights when walking in the evening.

Approval of the Agenda:

Traci Dahle moved and Terry Oberst seconded the approval of the agenda.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of April 15, 2015 Regular Board Meeting

Traci Dahle moved and Terry Oberst seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

No old/unfinished business.

New Business:

Agenda Item #15.10.01 Crushed Granite on Golf Course Path. Traci Dahle moved and Terry Oberst seconded to allow crushed granite to be put on the cart path using volunteers and using funds from the Pro Shop Committee. Traci Dahle amended and Terry Oberst seconded to include the hills on number 9,2 and 3 that will later need to be done with concrete. The amended motion passed with Leo McMann opposing. The main motion passed unanimously.

Agenda Item #15.10.02 Lot 189 request for Pineapple Palm. Traci Dahle moved and Terry Oberst seconded to approve planting a Pineapple Palm on a common area behind lot #189. Gerry Hartman noted the rules for improvement to the Common Area by owners restricts any vegetation requiring water. Motion failed with Traci Dahle in favor.

Agenda Item #15.10.03 Stain Floors in Sun Room. Traci Dahle moved and Terry Oberst seconded to stain the Sunroom floors with funds provided by Activities Committee. Motion passed unanimously.

Agenda Item #15.10.04 Lot #223 use of Common Area. Leo McMann moved and Gerry Hartman seconded to approve the resident of Lot # 223 is responsible for the replacement and upkeep of the common area behind lot #223. The owner noted he received approval in 1994, Leo McMann noted this approval was by the ACC and they do not have the authority to approve use of Common Area. It was decided to table this until such time the Administration had time to work with the owner on a resolution. Leo McMann moved Terry Oberst seconded the motion to table. Motion to table passed unanimously.

Agenda Item #15.10.05 Schedule for Fountains on the Golf Course. Leo McMann moved and Terry Oberst seconded to set the schedule for hours of operation of the fountains at the Golf Course from 9am to 9pm. Motion passed unanimously.

Agenda Item #15.10.06 Lot #625 Common Area maintenance. Leo McMann moved and Terry Oberst seconded to allow Lowell & Sheryl Hass to place landscape rock on the north side of the deck along the golf course. It was noted the Golf Course personnel are planning on putting rock in the area from Lot 625 to 630. It was decided to reject this request until such time the Golf Course completes their work. Motion failed

unanimously.

Agenda Item #15.10.07 Lot 263 removal of dead palm tree. Traci Dahle moved and Terry Oberst seconded to remove and replace a developer palm tree on lot #263 for a cost not to exceed \$500. Motion passed unanimously.

Agenda Item #15.10.08 Install light near Dumpster on Kobe. Terry Oberst moved and Traci Dahle seconded to remove the small dead palm tree and replace it with a light for a cost not to exceed \$1,200. Motion passed unanimously.

Agenda Item #15.10.09 RV Storage Gate System. Leo McMann moved and Traci Dahle seconded to replace the current key pad system with a remote control system with a cost not to exceed \$2,000 which will be paid out of RV Storage account. It was decided to defer this request and include a new system with an new overall Security System for the Resort gates. Motion failed unanimously.

Agenda Item #15.10.10 Update Policy for Rental packets. Leo McMann moved and Gary Hartman seconded to update the rental packet Policy to agree with the Rules and Policies that were changed. In the April 15, 2015 BOD meeting new Rules were approved that are now included in the rental packet. Motion passed unanimously.

Agenda Item #15.10.11 Replacing Water Fountain Lights. Traci Dahle moved and Terry Oberst seconded to approve the replacing of all water fountain lights with flood lights near the ponds. The lights on the fountain are very costly to repair and do not last but a year or two. Motion passed unanimously.

Director's Comments:

Traci Dahle announced the Craft Fair on November 7th and there will be the bake sale, so please donate your baked goods and the proceeds go towards the proshop. Also commented on how our Maintenance crew put in a nice walk way of pavers at the entrance to the pet exercise area for people with walkers or wheel chairs. Thanks to them.

Executive Session:

Adjourned to executive session at 10:22.

Adjournment:

Traci Dahle moved and Gerry Hartman seconded, to adjourn the meeting at 11:16 AM. The meeting was adjourned.