

ANNUAL MEMBERS' MEETING

NOT YET APPROVED

Wednesday, February 24, 2016

Association President Ed McKeon called for the membership to open the Annual Members' Meeting at 2:00 PM.

Opening Agenda:

The meeting was officially opened by Gene Clipperton moving to open the meeting with Terry Oberst seconding. We had 130 attendees.

Open Forum:

Jennifer Myers: I would like to report a sad act of vandalism on the golf course. A replacement tree was donated as a memorial to a recently deceased golfer. The golf course staff placed that tree at or near where a tree had previously been on the course. On two occasions, that new tree has been uprooted and damaged. This kind of behavior is not becoming to Riverview. We have procedures for dealing with any issues members may have in a more civil manner. Thank you for your consideration in this matter.

Dennis Davies: Stated his wife's memorial tree was planted on the golf course. He found the tree on the ground so he replanted it. The next day he found the tree cut up and placed in his yard. He requested anyone with knowledge of who did this to please contact him.

Approval of the Minutes:

The minutes of the 2015 Annual Members' Meeting were read by Association Secretary Leo McMann. Gene Clipperton approved and Traci Dahle seconded the approval of the minutes. Zelma Weiss questioned how the votes were counted for approval. Ed McKeon stated our attorney concurs with the vote count used for approving of Ballot Items. The minutes were approved by the membership.

Reports:

Annual Reports:

Board President – Ed McKeon

Activities Committee – Linda Sommerville

Architectural Committee – no report

Election Committee – Kathy Holmes

Finance Committee – Carol Johnson

Pro Shop Committee – Ken Dahle

Governing Documents Committee – Rich Harris

Infrastructure & RV Storage Committee – no report

Maintenance & Landscape Committee – Dean Willson

Safety & Security Committee – Carol Johnson

Bingo Committee – Robin Norman

Communication Committee – Jon Laughlin

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

Ed McKeon presented Traci Dahle a certificate of appreciation for her work on the Board of Directors.

Voting Results:

Election Committee Chair, Kathy Holmes, presented the following final results:

404 Paper Ballots returned

97 Electronic Ballots returned

Board

Terry Oberst174

Nancy Willson327

John Montgomery318

Rich Harris147

Adjournment:

Traci Dahle moved to adjourn the meeting and Darrell Kirkeby seconded. Meeting adjourned at 2:45.

Minutes attested to and respectfully submitted by:

Leo McMann Association Secretary.

REGULAR BOARD MTG MINUTES

PENDING BOD APPROVAL

Tuesday, February 16, 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, Gene Clipperton, Karen Schlichte and Terry Oberst

Jennifer Myers, Administrator

66 Association members.

Board Update/Comments:

Leo McMann stated "One of the criticism the BOD receives is we have too many rules. I concur we have too many 'un-enforceable' rules'. In the future I personally will challenge and I encourage my fellow BOD members to challenge any rule that does not clearly define how the rule will be enforced. The same goes for making signs. We accomplish nothing by making signs or rules that are not enforceable."

Comments to the Board:

Patty Fry, Lot 338 wanted to know if we approved moving expenses as part of the re-hiring of Jennifer Myers. Ed McKeon stated it was approved in Executive Session. She also stated the salaries of all the employees should be made available to all Lot Owners. Ed McKeon stated he would get a legal opinion on this issue.

Zelma Weiss, Lot 91, registered a complaint about the Treasurers Report. It did not include depreciation in our year end totals therefore the Treasurer was not reporting accurate information. Ed McKeon stated our external auditors concur we are accounting for Depreciation correctly.

Jerry Owings, Lot 471, expressed his concerns with the re-hire of Jennifer Myers.

John Montgomery, Lot 201, feels the lease payment for the Golf Course equipment should not be coming out of the Reserve Account.

Correspondence:

Letter from Steve Simmons concerning placement of sheds on the three (3) foot easement.

Reports:

Administrator Report by Jennifer Myers:

First of all, I would like to thank everyone for the warm "welcome back". It's great to be here again.

We have received reports from the gate that 2 units had their windows or walls shot at or with something thrown. The police were notified and the officer told the safety officer on duty that it appeared to be a pellet or BB gun. Remember to always call the police FIRST, in an emergency situation, BEFORE reporting it to the gate. It is also recommended to have sufficient lighting around your lot to discourage mischief. An intruder is less likely to select a well lit home to break into.

An announcement will be made in the near future, but to give you a head's up, the gate codes will be changed this summer. We will have a table set up with staff on hand to change your gate remote. We will post notices when this begins.

The 2016 Riverview directory is ready for distribution. The format is slightly different, so if you have any questions, please see the office. With us doing the printing in-house, and because of lot sales or changes of ownership, we can now update the directory more frequently. So, when you return in the fall, ask for the updated version. The directory on the website is updated as soon as we get the information from the new owner,

so that directory is always current. If you do NOT want your phone number published, you need to notify the office.

There is a bulletin board behind the Grand Room door that has items posted for sale, rent or give away. Someone has been taking items off of that bulletin board. We can only speculate that it is because the people that are posting items are not following the guidelines. The guidelines are: Must be on a 3x5 index card. (Index cards are available in the office), Index card MUST be dated. Posted items are removed the last day of every month. If you want your item to remain on the board, it must be re-posted after the first of the month. The guidelines state that no photos or drawings are allowed, but that may soon change. However, if it's changed, the photo MUST fit on the index card. If you have any questions as to whether your ad is compliant, please see the office.

Treasurer Report

Karen Schlichte

I had Kristi our accountant run the January month end early because of this Board meeting. We continue to have problems with our utilities coming in late in the month. That makes them under budget by \$31,997. Since it's so early in the year everything looks okay under all other departments for HOA except insurance was over by \$5,776.

Our Reserve balance is \$669,389. Our monthly assessment and interest of \$14,773 and expense of the loan payment for golf course equipment of \$2,616 and \$1,844 for the Bobcat was the activity on that account.

Golf course income was over by \$8,061, membership income and membership punch cards made up most of that overage. The rest of the accounts look okay, and we are running in the black by \$6,615.

I need to clear up an item with year-end totals which I reported in my Treasurer report in the newsletter. The year-end totals which a copy of this was either mailed out or in your in house mailboxes. I said the golf course was in the red by \$116,307 this total was taken off an early run of the year end balances, adjustments were made and the actual in the red total was \$117,945. Sometimes month end reports are run early to make the Board of Directors meeting or for the newsletter.

On the balance sheet and revenue/expenses for the fiscal year ending December 2015, there was some confusion. Where it says, signage/repair/replacement, delete the word signage and replace with major repair and replacement. That figure is what was spent from the Reserve account in 2015.

Committee Reports

Linda Summerville, Activities Committee, thanked Traci Dahle for all the work and support she has given to the committee.

Dean Willson, Landscape and Maintenance Committee. They will be scheduling the water valve testing shortly.

Carol Johnson, Safety Committee, recommended everyone have their lot number clearly displayed.

Kathy Holmes, Election Committee, reminded everyone to get their ballots returned by February 23.

Ken Dahle, Pro Shop Committee, reminded everyone the monthly BBQ will be February 26.

Approval of the Agenda:

Karen Schlichte moved and Traci Dahle seconded the approval of the agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of January 19, 2016 Regular Board Meeting

Karen Schlichte moved and Gene Clipperton seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

Agenda Item #16.01.02 Leo McMann moved and Karen Schlichte seconded to move agenda item 16.01.02 from the table. Leo McMann moved and Terry Oberst seconded to approve the purchase of a used Toro Debris Blower for \$2,500 plus tax. John Montgomery stated this unit is only required for a short time and we should

look into renting a unit. Brian Graham said rentals are not available and reinforced the need for the unit. Motion passed unanimously.

New Business:

Agenda Item #16.02.01 Gene Clipperton moved and Terry Oberst seconded to increase the modem rental rate by \$2.00 effective September 1, 2016. Motion failed with Leo McMann in favor.

Agenda Item #16.02.02 Karen Schlichte moved and Gene Clipperton seconded a motion to let the Pro Shop Committee test the use of a drone to get rid of the messy birds. Motion passed with Leo McMann opposing.

Agenda Item #16.02.03 Karen Schlichte moved and Gene Clipperton seconded a motion to purchase two fans not to exceed \$2,000 and an additional \$600 for the installation. Motion passed unanimously.

Agenda Item #16.02.04 Leo McMann moved and Gene Clipperton seconded a motion to have a 15' by 10' safety screen built for the ladies tee on the number 8 hole at a cost not to exceed \$1,000. Motion passed unanimously.

Agenda Item #16.02.05 Karen Schlichte moved and Gene Clipperton seconded a motion that poker playing within the Association's facilities be restricted to members only for the remainder of February and for the months of March & April 2016. Motion failed unanimously. Doug Helgesen , Lot 108, stated no one has ever been turned away.

Agenda Item #16.02.06 Leo McMann moved and Gene Clipperton seconded a motion for displaying the ATV club picture in the Mail room along with the other pictures that are displayed. Traci Dahle moved and Gene Clipperton seconded to amend the motion to displaying the proposed picture in the multi-purpose room and get a different picture for the mail room. Both motions passed with Leo McMann opposing.

Director's Comments:

Ed McKeon thanked Traci Dahle and Terry Oberst for their work on the Board of Directors.

Karen Schlichte -I have attended the last "Meet and Greet" gathering on February 10th. This hard working committee has two of these meetings a season and this one was the last one. It is greatly received and well thought of by our new residents. I support this function. I understand that the gifts that are given as door prizes are donated by this committee. I would like to see that cost offset by either the "Activity Committee" or by other donations. Just the work that is involved is enough and there should be no out of pocket for that committee.

Traci Dahle said thanks to everyone who supported her, it's a bitter sweet goodbye, and I appreciate all of you!

Executive Session:

No executive session.

Adjournment:

Karen Schlichte moved and Terry Oberst seconded, to adjourn the meeting at 10:38 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.