



RIVERVIEW REVIEW – APRIL 2017

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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

Nancy Willson, Board President

The Documents Advisory Committee and the Board of Directors are navigating through some uncharted waters, trying our best to keep our compass on a straight course. As we navigated through the General Rules and making some necessary changes, we felt it best to have all hands-on board.

The Document Advisory Committee and the Board of Directors, decided to publish red line copies of these rule changes. Introducing them for the first time to our residents, giving them an opportunity to send in suggestion on a comment form. Compass still on course.

On March 14th the Board of Directors posted an open Workshop Meeting, to be held on March 17, 2017 to discuss the comment forms that were received by the March 8, deadline. Another first for our residents. Compass still on course. All the comments were discussed at this Workshop, allowing the Board of Directors an opportunity to hear the concerns of the residents. Compass still on course.

As the Board navigates through the rule changes presented by the Document Advisory Committee and the comments from our residents the decisions made will always be in the best interest of the Association.

As we navigate through calm or rough waters let us all keep our sights on what will make Riverview Resort one of the best communities in Bullhead City.

I want to thank the following residents that filled out the first set of “Resident Comment Forms for Proposed Rule Changes”, **Pet Rules:** Traci Dahle, Leo McMann, Sally Barrows, Chuck Watson, Jill Kohler, Dean Willson and Doris Reed. **Facility Use**

Rules: Suzanne Kinney, Robin Dyskstra, Traci Dahle, Eddy and Diane Wood, Chuck Watson, Joe Suski, and Dean Willson. **Lot Maintenance:** Pam Dale and Dean Willson.

Just a final note, at the Board of Directors Meetings, the Board is trying their best to navigate through Roberts Rules of Order. I don't believe any of us have been professional statesmen, so when we go off course, please forgive us.

ADMINISTRATOR'S REPORT

By Jennifer Myers

Time sure flies when you're having fun! If you are leaving for the summer, please be sure to fill out an exit form with your contact information in case we need to get in touch with you. Also, please be sure to give us your current phone number as we are working on putting together the new directory.

We have received several friend requests on facebook. Because of all the hacking and spamming on facebook, we will not accept any requests *unless* you call the office first. We are not trying to be mean, just trying to keep our computers safe.

There is going to be a hazardous waste collection for the city of Bullhead. This will be held on Saturday April 29, 2017 at the Motor Vehicle Division located at 1325 Alonas Way. Flyers will be posted soon with a listing of what they will accept and what they won't accept.

Another reminder that we now have a weed removal program for the residents of Riverview. You can sign up in the office for a cost of \$35 a calendar year. This year it will expire on December 29th this year, so the earlier you sign up, the better.

Another reminder that soliciting is NOT ALLOWED in Riverview. So, if you have a vendor or contractor work on your unit, they are not allowed to go to other lots to solicit business. If a solicitor comes to your door, call the office and we will have them removed from the property.

A reminder that pets are not allowed on the golf course. This includes the grass near the road on Kobe.

The mail carrier informed us that the post office has changed their delivery times. They will now begin their routes at 9:30 am, therefore, it could be up to 7:00 pm before the mail for Riverview is delivered. This is because all mail for Bullhead goes through Las Vegas and the delivery from Vegas is being delayed. She apologized profusely, but of course, it is not the carrier's fault.

This week alone, I have received a few handwritten notes, that were not signed, regarding some issues. Please, help me help you. If you have something to report, use a Resident Comment Form. They are located on the carousel right outside the office door. I cannot contact you to ask questions or get more information if I don't know who you are.

Questions have been asked about how it is determined which palm trees are developer or is also known as association trees. At the time the resort was developed, each lot had their choice of a palm tree or a cactus. These were planted on the left side of the lot as you are facing the lot. Corner lots had their choice of two palm trees, two cacti, or one of each. The corner lot trees could be one on each side or they could be planted together. ALL other palm trees or cactus on the lot, belong to the owner. The association pays for the developer trees to be trimmed each year. The owner must pay for OR trim their owner trees. The tree trimmers will trim every tree that needs to be trimmed. If you don't pay for the tree trimming by the deadline, the tree will still be trimmed and a late fee will be charged to the account. If you trim your tree yourself, please be sure to notify the office. I have had several people tell me that they have already trimmed their tree, but it is too soon. You need to wait until the tree spears, or it will have to be done again. The trees begin to spear as the weather gets hotter. That is why we do not trim them until late June or early July. If you have any questions regarding the tree trimming, please see the office.

TREASURER REPORT

By Phyllis Wilburn

February month end reports are in. HOA income was over budget by \$5499 and resident internet income was the largest factor. Legal expenses are under budget by \$2075 and utilities are over budget \$17,111. Water, sewer, natural gas, cable tv and internet modems are the main factors in that overage.

Our reserve balance is \$684,093. Our monthly assessment of \$9,967 and interest of \$139 were added and our two loan payments for the golf course equipment \$2,616 and \$1,844 were deducted to make that balance.

Our golf course income was over budget by \$18,930. Resident memberships, resident punch cards and resident and non-resident greens fees make up the overage. Personnel expenses were under budget by \$2914.00 and utilities were over budget by \$5278.00

The outside auditors are scheduled for April 24th thru the 26th.

STEPHANIE'S REPORT

Get Well Wishes To:

Vic SucherLot#53

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

George MayerLot#290

We extend our condolence to the residents who have lost family members.

Thanks again to the residents for their donations

#10 Ward, Rick & Connie, #30 Holbrook, Nick & Glenda #272 Brown, Bill & Maggie #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry a Stackall donated to the candy & popcorn fund for the counter.

FREE RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE COLLECTION

Saturday, April 29th-8 a.m. -1 p.m.

Motor Vehicle Division

1325 Alonas Way, Bullhead City

Questions - (928)-757-0903

BRING

Aerosol Cans • Automotive fluids- motor oil, transmission fluid, antifreeze, brake fluid • Batteries • Compact fluorescent bulbs (CFLs) • Creosote • Gasoline and kerosene • Hobby and photographic chemicals • Household cleaners • Mercury • Outdated medication • Paint products - latex, oil based, alkaloid and bases, paint thinners • Water sealers • Pesticides, herbicides and weed killer • Fertilizer • Pool chemicals • Auto and light truck tires off the rim. • Any other household product labeled: CAUTION, WARNING, DANGER, POISON, TOXIC, FLAMMABLE, COMBUSTIBLE, OR CORROSIVE

DON'T BRING

• Commercial waste • Industrial waste Explosives • Radioactive waste Ammunition • Electronics Appliances • Furniture Commercial Tires • Documents for shredding • Any material from businesses or institutions

PRO SHOP COMMITTEE

We had our first Pro Shop Committee meeting of the current 2017/2018 season.

Our BOD Liaison, Linda Hixon called the meeting to order.

Elections were held for a new committee, the following were elected: Ken Dahle, Chair, Chuck Watson Vice Chair, Sharon Kirkeby Secretary and patty Fry Treasurer.

The annual "Coot Shoot" put on by Lez & Clyde Grosz and their volunteers was another great success and netted \$1,849.34 to go toward our ongoing "Concrete Cart Path" project. Thanks Lez, Clyde and all your volunteers.

Nancy & Dean Wilson and Bill & Maggie Brown had a "Martini Party" and "Castaway" BBQ and donated \$368.00 to the Pro Shop Committee to go to the cart path construction.

Traci & Ken Dahle \$300.00 from donations for beverages at the Can Am, also to go for cart paths.

We had approximately 25 volunteers show up on Sunday February 26th to clean out the creek beds at the golf course to improve the flow of water between the ponds. Thanks to all who volunteered.

Our next BBQ was held Friday, March 24th. We served 261 people and made \$1,245.00 for the cart path fund.

There were 4 50/50 of \$51.00 each.

We had 34 putters in our "Putt Off". 1st place Mark Mayfield, 2nd place Larry Borchert, 3rd place Dave Shaw, 4th place Leo McMann and 5th place Tom Cornwall.

Thanks to all who volunteer to set up, especially Patty Trupp and her crew who have fixed, shopped and prepare all the food for the BBQ.

Thanks to all who buy tickets and support this important activity, The Pro Shop Committee really appreciates you.

Ken Dahle, Pro Shop Committee Chair

ACTIVITIES

Volunteers And Coming Events

By Linda Sommerville

We are drawing very close to the end of the Fall/Winter season. As the time approaches we notice that our neighbor's may have already left and we still hang in here because we know where we are heading still has a few weeks of weather we really don't want to deal with. If you have not attended any of the Social Hours or other events that are offered within the park now is a great time to check them out. The participation in the various events become a little less crowded and offers a great opportunity to meet fellow RVR neighbors.

Its thanks to all the volunteers that lend a hand throughout the year that makes this a place people want to live in. Volunteers are what allows bingo, painting, beading, quilting, golf events and the weekly Social Hours – just to name a few. The thanks to the volunteers are few maybe the thrilled first time artist's hug, the big win scream at Bingo or just watching others have a great time on a Saturday night. For those out there that have given their time and talents to making this place great THANK YOU!

The Summer Activities planning meeting was held last week and more details of planned events will be provided throughout the summer. For those of you that are winter residents only the number of those that are full time residents grows each year. There are Social Hours and Bingo once a month along with other events scheduled for your enjoyment – thanks to Volunteers

Once in awhile things can happen at an event that may make you think of a way to improve or just plain do it better – please join on as a volunteer to achieve what you think would be a great opportunity in this place you have made home – you just might make it even better. Thanks.

APRIL ACTIVITIES

By Linda Sommerville

Social Hour Saturday April 1 – Strangers - Lasagna/Salad/Dessert

Sock Hop – April 8th – Retrospect

Hamburgers/Chips/Root Beer Floats – Tickets \$10

Social Hour April 15 – Class Act – Pizza/Salad/Dessert

Easter Dinner Pot Luck – April 16th \$2 per person Ham Dinner and dinner rolls provided.

Sign-up sheet in lobby.

Social Hour – April 22nd – Top Shelf

Chicken Salad Croissant

Social Hour – April 29th Strangers

Taco Salad and Dessert

HALLOWEEN PLANNING-October

We are having our planning party for next October!!

If anyone wants to help next October, please come to our planning party on Thursday April 6th in the Proshop lounge at 4:30. Bring your drinks and we will have pizza. Let us know if you are coming so we have enough food.

For those that are planning on coming to the Halloween dance, you can plan ahead. The theme will be for Mardi Gras /Halloween costumes. Get your feathers, beads and get as colorful as you dare.

Hope you all have a fun, safe and healthy summer!

Traci Dahle #413 call or text me 801-971-3035

RACQUET CLUB NEWS

By Gayle Montgomery

Many of the Racquet Club members are looking beyond the gates of RVRV, craning our necks seeing what the conditions are outside the park, checking the weather forecasts for far off places, asking; “has the snow melted enough to allow our yearly migration back to our other homes?” It is, typically, at this time of the season that we realize how blessed we are to be having this much fun and have friends whom we have so much in common with. We will miss the camaraderie we enjoy with members of the Racquet Club.

The month of March was filled with fun activities. The highlight might have been the golf scramble. I will try to be brief to explain a day that was filled with crazy people who usually swing a racquet but on the one day they swing a golf club. The 1st nine holes is in typical scramble style and the 2nd nine holes is called hits and giggles. Some of the holes on the hits and giggles side included hitting a pickleball with a tennis racquet off a tee box & then continues hitting the pickleball for the remainder of that hole. While on another hole they teed off with a left handed club if you are right handed and vice versa if you are left handed. Every hole held something unexpected for the Racquet Club members. Everyone was a winner that day.

The Racquet club organized quickly and participated in the RVRV patio sale. It was a huge success thanks to Kathy and Garth Luer, Gail Lutrell, Frank Pace, Ken Nash, Jim & Pat Runkle & MANY others who donated items and set up & took down tables. We will definitely be participating again in the fall.

The year-end banquet was held on March 17. It was well attended by approximately 90 RVRV'ers. After all the jokes were told, memories were shared, and delicious food consumed a few stayed and tried out the new "RVRV Corn Hole" boards. Thank you, Jerry Matzek for introducing this fun game into the park and for your fine wood working skills.

The tennis courts hosted a tournament in March. There were some terrific matches. The winners were: 1st place Kate Nash and Greg Mills; 2nd place Dave Scott and Mike Padalec.

It's been another great year for the Racquet Club but it wouldn't be the success it was without all the volunteers we have in the club. I am almost afraid to list them because I do not want to miss a single person who contributed to our fun and success. We are lucky to have individuals who are willing to give their time, skill set and talents for the benefit of all. I am going to attempt to capture the names.

And the awards go to:

Best club officers award goes to: President: Ken Nash, Vice President: Dave Scott, Treasure: Roger Ehert, Secretary: Sue Bahl.

Best pickleball organizer: Bruce Knutson. Best supporting organizers: Barbel Morton, Mike Merriman, Shiela Knutson, and Greg Mills.

Best tennis coaches and tournament organizers: Verlin Mintz, Dave Mittman, and Chet Sobolewski.

Best Street League organizer: Chet Sobolewski.

Best Head Chefs: Marilyn Ehret and Kathy Luer

In the category of "willing to help out in the kitchen and doing a fabulous job": Sue Manser; Sherri Shangle, Sue Bahl, Dianna Mills, Deb Cossette.

Best dish washer goes to: Greg Mills.

Best joke teller: Kate Nash and Lonnie Hixon

Best refreshment organizers: Kate Nash and Lonnie Hixson

Person who took the bull by the horns and organized the racquet clubs bins: Marilyn Ehret.

Best Golf scramble organizer: John Montgomery. Best supporting organizer for a golf tourney: Greg Mills and Garth Luer.

To quote that famous poet – Dr. Seuss "Unless someone like you, cares a whole awful lot, nothing is going to get better, It's not." Thanks to our volunteers who care - it's all getting better.

So it is with a bit of sadness we say: Happy Trails to You Until We Meet Again. Have a wonderful summer, make the most of every day back in your respective states and come back next year to join in our fun. Adios.

5th ANNUAL COOT SHOOT

By Les Grosz

The weather was a mix of sunshine and wind on March 5 for the 5TH Annual Coot Open and Coot Races. 90 golfers braved the wind to enjoy flagstick trivia, putting with a coot putter and aiming for a x-large coot in the fairway. Here are the results:

1st Place: Sandy Heldt, Terry Oberst, Harold Bouse, Shell Wiley, Susan Eastman

2nd Place: Pat Matlock, Mike Phillips, Gloria Carbert, Kathleen Raynor, Ken Nash
3rd Place: Jerry Singleton, Debbie Evans, Eunice Cohrs, Bill Robinson, Rhonda Hixon
4th Place: Debbie Ritz, Darrell Hixon, Kate Nash, Wayne Wilson, Tom Cornwall
5th Place: Bill Sharp, Ray Raynor, Gail Lozier, Doreen Hansen, Milt Miller
6th Place: Chuck Sommerville, Vivian Sharp, Terry Stonehouse, Julia Vanfossan, Bill Kennedy
7th Place: Chuck Watson, Fred Strecker, Elaine Stonehouse, Dennis Wiley, Cindy Ozero
8th Place: Mike Buttram, Kim Kennedy, Bev Piette, Janet Koch, Jon Laughlin
Trivia Winners: Don Gibbons, Ruby Wheeler, Gary Hall, Ron Hansen, Sandy Smith
KP with Putter: Doug Erickson

Closest to the Coot in Fairway: Joanne Winder Longest Putt wi Coot Putter: Rich Cohrs
We raced 12 Heats of coots down the pond and here are the results of races:

Heat#1 : Mike Ritz Heat#2: Elaine Stonehouse Heat#3: Darrell Hixon Heat#4: Ron Hansen Heat#5: Steve James Heat#6: Tony Winder Heat#7: Janice Hall Heat#8: Debbie Ritz Heat#9: Mike Phillips Heat#10: Joe Shangle Heat#11 : Ken Nash Heat#12: Kathy Luer

Final Heat: 1 st .Place: Mike Phillips; 2nd Place: Debbie Ritz; 3rd Place: Elaine Stonehouse

A fabulous dinner of pork roast with all the fixin's was prepared by our Master Chef Bob Soby, Sally Soby and Derv Fortenberry.

I want to "Thank" my army of volunteers. Over fifty people volunteered to make this scramble, the races and the meal a big success. You make this park the best place on earth to live. I appreciate each and every one of you. You raised \$1,849.34 for our concrete cart path fund. Great Job Everybody! We have plans to do more concrete this summer.

I would also like to thank all our sponsors for door prizes: RV Golf Course, RV Pro Shop Committee, EI Rio Country Club, Las Lagos Golf Club, Perkins, Ken & Traci Dahle, Margie Kuhlmann, Kathy & Garth Luer, Joe & Sherry Shang le ,Ron & Doreen Hansen, Jan & Diane Searing and Dick & Mary Smith.

Our next glow ball tournament will be Friday, Nov. 10th. so save the date. The theme will be Hawaiian.

CLUB CHAMPIONSHIP

By Doreen Hansen

Ladies' Division:

Championship Flight

Club Champion: Bev Piette

2nd Place: Gloria Carbert

3rd Place: Millie Donauer

4th Place: Carol Stephens

1st Flight – 1st Place: Sandy Heldt

2nd Place: Les Grosz

3rd Place: June Larson

4th Place: Joan Ellingson

2nd Flight - 1st Place: Clara Anderson

2nd Place: Janet Kerns

3rd Place: Mary Bjorgo

4th Place: Joyce Stonaker

Men's Division:

Championship Flight

Club Champion: Jim Dombroske

2nd Place: Don Gibbons

3rd Place: Pat Matlock

4th Place: Rich Keana
1st Flight – 1st Place: Gary Hall
2nd Place: Leo McMann
3rd Place: Ron Hansen
4th Place: Doug Erickson
2nd Flight – 1st Place: Larry Larson
2nd Place: Dave Shaw
3rd Place: Mark Mayfield
4th Place: Tom Bighaus
3rd Flight – 1st Place: Larry Meier
2nd Place: Steve James
3rd Place: Bob Shumway
4th Place: Larry Bouchee
4th Flight – 1st Place: Ed Parisian
2nd Place: Tom Cornwall
3rd Place: Chuck Watson
4th Place: Terry Stonehouse
5th Flight – 1st Place: Derv Fortenberry
2nd Place: George Loewen
3rd Place: W.D. Allen
4th Place: Dave Lind

Men's & Scramble Results

Men's Day – Wednesday, Mar. 8 – 3 Clubs Only

1st Place: Bob Johnson, Ron Hansen, Terry Stonehouse, Mike Ritz, W.D. Allen
2nd Place: Bob Soby, Don Hawley, Gordon Parlette, John Larson, Mike Phillips
3rd Place: Mike Buttram, Steve James, Bob Meier, Rod Blain, Ray Raynor
4th Place: Bill Robinson, Denny Wiley, Chris Peterson, Larry Gaisbauer, Derv Fortenberry
5th Place: Joe Shangle, Dennis Davies, Frank Smith, Ken Hopkin, Dean Willson
Long Putt: Larry Gaisbauer, KP: Bill Robinson

Scramble – Thursday, Mar. 9

1st Place: Ron Hansen, Norma Hansen, Debbie Evans, Nick Holbrook, W.D. Allen
2nd Place: Lois & Paul Achter, Cathy & Ed Hofer, Ruby Wheeler
3rd Place: Sherry & Joe Shangle, Brenda & Wayne Wilson, Steve Wilburn
4th Place: Myla & Jim Dombroski, Gordon Parlette, Marian Grigoni, Bob Steeves
5th Place: Sally & Bob Soby, Dona & Derv Fortenberry, Dave Acteson
Long Putt: Norma Hansen

Women's KP: Sherry Shangle

Men's KP: Bill Pratt

Men's Day – Wednesday, Mar. 15

1st Place: Jerry Carbert, Doug Erickson, George Loewen, Jon Laughlin
2nd Place: Bob Soby, Denny Wiley, John Larson, W.D. Allen
3rd Place: Larry Meier, Don Hawley, Bob Meier, Don Merk
4th Place: Harold Bouse, Rod Blain, Jerry Fry, Ron Pajak
5th Place: Bill Robinson, Ken Nash, Ed Parisian, Ray Raynor
Long Putt: Harold Bouse, KP: Ken Stripling

Scramble – Thursday, Mar. 16

1st Place: Bill Robinson, Traci & Ken Dahle, Betty & Jack Sedgwick
2nd Place: Barb & Steve James, Janice & Gary Hall, W.D. Allen
3rd Place: Lois & Paul Achter, Nita & Ron Hatcher, Clint Brooks

4th Place: Don Hawley, Kim & Bill Kennedy, Pam & Larry Bouchee, Harold Bouse

5th Place: June & Larry Larson, Janet & Harry Koch, Ray Pierson, Elaine Chabot

Long Putt: Cathy Hofer

Women's KP: Deb Evans

Men's KP: Cam Bower

RIVERVIEW LADIES GOLF CLUB

Year End Results

By Les Grosz

The Ladies Golf Club ended the season on Tuesday, March 14 with a scramble and potluck. 58 Ladies participated in the club's ringer board. Year end awards are based on the rounds of golf played and recorded on the ringer board. Here are the results:

Lowest Ringer Score: Score 24 - Debbie Evans, Norma Hansen, Cindy Ozero, & Vonnie Stefanishion

Most Improved Ringer: 22 strokes - Joyce Stonaker

21 strokes - Annabell Winfrey

20 strokes - Mary Bjogo

Most Birdies: - Sally Soby & Vonnie Stefanishion

Birdie Awards went to 26 Ladies.

Most Chip-Ins - Les Grosz, Gayle Montgomery, Elise Rodney, Linda Sommerville
Chip-Ins Awards went to 26 Ladies.

A big Thank You to Ruth Bangay, Sally Soby, Debbie Evans, June Larson & Les Grosz for volunteering to help with the Ladies Day this season.

We hope everyone enjoyed the golf and socializing. Safe travels home to all and we will see you next November.

LADIES' DAY RESULTS:

Tuesday, March 7 – Count Odd Holes Only

1st Place: Norma Hansen

2nd Place: Millie Donaver

3rd Place: Debbie Talbot

4th Place: Cindy Ozero

5th Place: Sherry Shangle

6th Place: Sally Soby

7th Place: Gloria Carbert

8th Place: Carol Stevens

Long Putt: Barb James

KP: Cindy Ozero

Tuesday, March 14 – Scramble

1st Place: Les Grosz, Judy Shaw, Donna Daly, Sally Soby

2nd Place: Joanne Misner, Anita Fiset, Linda Sommerville, Debbie Talbot

3rd Place: Norma Hansen, Elaine Chabot, Janet Kerns, Patty Fry, Karen Mann

4th Place: Dawn Hill, Ruby Wheeler, Deb Evans, Cindy Ozero

Long Putt: Pat Asbury, KP: Mary Pratt

DOCUMENTS ADVISORY APPRECIATION

By Gerry Hartman

I would like to express my appreciation for the positive work the Documents Advisory Committee has accomplished over the past fourteen months. It's actually nine months if we discount the non winter- resident business season.

The Documents Advisory Committee, formally known as the Task Force Committee, has the task of writing and/or revising the rules that need to be updated to conform with the ever changing laws and litigations that plague all HOAs.

The Documents Advisory Committee is made of Riverview HOA Residents willing to take a role in our rulemaking. Unlike more popular committees that need non committee members to request a visit because of the number of their membership, the Documents Advisory Committee encourages all HOA residents to join any or all of the meetings to assist with comments and rules. Like any committees they follow an agenda and expect civility and order.

The Documents Advisory Committee assists by writing rules but the final decision rests on our Board of Directors according to our CCRs (Covenants, Conditions and Restrictions) and BYLAWS.

Get well Vic, from time to time we need to call in the Calvary.

DOCUMENT CHANGE PROCEDURE

By Linda Hixon

When the General Rules Task Force was formed, a rules change procedure was developed to provide a process for review and approval of any proposed change to any general rule. While well thought out, when changes were initiated, it was discovered that the procedure took too long to accomplish the task at hand. In February, the Board combined the Task Force and Governing Documents Committee forming the Document Advisory Committee. This group developed a more streamlined document change procedure which is attached to this newsletter and is on our website for your review. The Board has rescinded the original rules change procedure and this new procedure will take its place when approved at the April 18th Board meeting. FYI - This document only applies to policies and rules. Our Primary Documents – CC&Rs and By-laws – will always go to a vote of the membership for any proposed changes.

DOCUMENT CHANGE PROCEDURE

APPROVED BY DOCUMENT ADVISORY COMMITTEE 3-14-17

Purpose: To develop a method to process any change to a Governing Document to ensure no conflict exists with current Governing Documents and to allow for input by all owners.

1. Definitions

- a. Primary Documents – the Declaration, commonly known as the CC&Rs, the Articles and the Bylaws which require a vote of the owners in order to be modified.
- b. Governing Documents – all documents necessary for the governance of the Association.
- c. Document Advisory Committee – committee to oversee the documents of the Association and draft or modify said documents as needed for approval by the Board of Directors.

2. **Initiation of Document Change.** Any request for a change to an Association document may be initiated by any owner, the Administrator, or the HOA attorney by fully filling out and submitting to the Administrator a written Document Change Request form.

3. **Procedure.** The procedure set forth shall be the exclusive method of effecting a change to an Association document.

- a. Upon the receipt of a Document Change Request form, the Administrator shall promptly forward it to the Chair of the Document Advisory Committee and the Board Secretary.
- b. The Documents Advisory Committee will verify what document is affected by the change request. All document change requests will be handled by the Document Advisory Committee.
- c. The Document Advisory Committee will review the request and draft a proposed change to the document if deemed necessary.
- d. The Document Advisory Committee will then send their proposed document change to the Board of Directors.

- e. Any proposed document or rule change will be read by the Board of Directors at the next regularly scheduled meeting, copies will be provided to all owners at said meeting and the proposed change will be published on the Resort's website and published in the Resort newsletter for all owners to review and comment.
- f. At the next regularly scheduled Board of Directors meeting following the reading of the change and publication, all submitted comments will be reviewed by the Board and the proposed change will either be approved by the Board of Directors and adopted or sent back to the Document Advisory Committee for further action pursuant to this Document Change Procedure.
- g. Any change to a Primary Document will follow guidelines set forth to obtain a vote of the membership.

(PENDING BOARD APPROVAL)

REGULAR BOARD MEETING MINUTES

Tuesday, March 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, Linda Hixon, Phyllis Wilburn, Terry Oberst, Gerry Hartman and Doreen Hansen. Administrator: Jennifer Myers

Approximately 44 Association Members were in attendance

CORRESPONDENCE: Letter from Ed Jess regarding reeds in the ponds.

REPORTS:

Administrator's Report by Jennifer Myers: The ribbon cutting for Gold Rush road occurred on March 16th with a parade of corvettes that eventually wound their way through the Resort. Jennifer thanked the Document Advisory Committee for their time and devotion to the task at hand. Jennifer also thanked Leo McMann and Linda Hixon for helping out in the office last week while they were shorthanded. There will be a hazardous waste collection at the DMV in Bullhead City on April 29th.

Treasurer's Report by Phyllis Wilburn: HOA income over budget by \$5499 with resident internet income the largest factor. Legal expenses under budget by \$2075 and utilities over budget by \$17,111. Water, sewer, natural gas, cable TV and internet modems factors in overage. Reserve balance is \$684,093. Golf Course income over by \$18, 930 with resident memberships, punch cards, green fees and non-resident green fees making the overage. Personnel expenses were under budget by \$2914 and utilities over budget by \$5278.

Board Updates/Reports: John Montgomery discussed the issue of the sand bunkers vote taken at the last meeting. Budgetary items once approved by the Board during the budget process are being brought back before the Board.

Committee Reports: Pro Shop Committee by Ken Dahle. Advised of election of officers: Ken Dahle, Chair; Chuck Watson, Vice Chair; Sharon Kirkeby, Secretary; Patty Fry, Treasurer. The Coot Shoot brought in \$1849.34 towards the cart paths. The Martini and Castaway groups donated \$368.00 and Can Am beverage donated \$300.00 to the cart path project. On February 26th 25 volunteers showed up to do a cleanup on the waterways. Next BBQ is March 24th.

Landscaping & Maintenance by Carol Johnson. Officers are Nick Holbrook, Chair; Carol Johnson, Vice Chair; Dean Willson, Secretary. They have a sub-committee walking the park to look for areas of concern. April 10th is the next Committee meeting to put together recommendations to the Board.

Safety Awareness by Carol Johnson. The Committee needs members. The new clickers need to be in close proximity to the Casablanca gate to insure quicker opening and the slowness of the clickers is causing a backup going out onto Gold Rush. Visibility at gate is an issue, as is lighting in the west parking lot. The Committee is concerned about the number of people coming into the Resort to "look around" and feel there is a question of security involved.

Activities Committee by Traci Dahle. Officers are Linda Sommerville, Chair; Traci Dahle, Vice Chair; Arlene McLaughlin, Treas; Cyndi Merryman, Sec. The Sock Hop is April 8th and tickets will go on sale Tuesday, March 28th from 9:00 a.m. – 11:00 a.m. If there are tickets remaining, they will be sold Thurs and Tues in the shuffleboard room. Activities paid for a covers of poker tables for \$138.21. Petty cash is \$308.21 and checking account has \$25,809.53.

Club Reports: NONE

APPROVAL OF AGENDA:

Motion by Terry Oberst and seconded by Doreen Hansen to approve the Agenda.

APPROVAL OF THE CONSENT AGENDA:

Motion by Doreen Hansen and seconded by Phyllis Wilburn to approve the Consent Agenda.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Agenda Item 17.03.01 Repeal Existing Rule Change Procedure

John Montgomery moved and Terry Oberst seconded to repeal the existing Rule Change Procedure. Motion passed unanimously.

Agenda Item 17.03.02 Document Advisory Committee Name Change, Mission Statement, Policy and Procedure

Doreen Hansen moved and Phyllis Wilburn seconded to approve the name change to Document Advisory Committee and accept their Mission Statement, Policy and Procedure. Motion passed unanimously.

Agenda Item 17.03.03 Document Change Procedure

This matter had been tabled under 17.02.02 at February Board Meeting. A motion was made by John Montgomery and seconded by Linda Hixon to approve the new Procedure after bringing it off the table. After a discussion that this Procedure had not been published, the motion failed with Nancy Willson and Linda Hixon voting yes.

Agenda Item 17.03.04 Approval of Proposed Rule Changes to Pets, Facility Use and Lot Maintenance

Linda Hixon moved and Gerry Hartman seconded to approve the Pet, Facility and Lot Maintenance Rules. John Montgomery advised he thought that these documents should go back to the Document Advisory Committee because of changes made after reviewing resident comment forms. Gerry Hartman then moved and John Montgomery seconded to decide whether we should decide to pass these rules or not. That motion failed. Gerry then stated that was not what he meant. Nancy Willson then moved and John Montgomery seconded to send these back to the DAC. This motion failed with John Montgomery voting yes. A motion was made by John Montgomery and seconded by Gerry Hartman to accept the Pet Rules as modified and the DAC can revisit. Motion passed. Doreen Hansen moved and Terry Oberst seconded to accept the Facility Use Rules as modified and motion passed. Doreen Hansen moved and Phyllis Wilburn seconded to accept the Lot Maintenance Rules as modified and motion passed.

Agenda Item 17.03.05 Approval of Mutual of Omaha Agreement

Linda Hixon moved and Doreen Hansen seconded to accept the Mutual of Omaha Agreement. Passed unanimously.

Agenda Item 17.03.06 Approval of Check Signers

Terry Oberst moved and Doreen Hansen seconded to approve the Board Members and Jennifer Myers to sign checks. Passed unanimously.

Agenda Item 17.03.07 Wall at Casablanca Gate

Linda Hixon moved and Doreen Hansen seconded to remove 25' of the Casablanca wall and replacing with fencing not to exceed \$4000. Discussion of the Board talked about safety, aesthetics, mirrors and traffic on Gold

Rush. Resident Jim Nancer #580 was concerned about the headlights hitting his place and the noise impact if the wall is removed. Leo McMann #52 felt we would be devaluing the property. He felt this is a city issue. Jennifer advised a traffic study is only done after a certain number of accidents (even the City will not acknowledge what that number is). The motion failed with Phyllis Wilburn and Gerry Hartman voting yes.

Agenda Item 17.03.08 Concrete at Southwest Corner of Clubhouse

Nancy Willson moved and Linda Hixon seconded that we approve concrete for the southwest corner of the clubhouse not to exceed \$1500. The motion passed with John Montgomery voting no.

Agenda Item 17.03.09 Common Area Limited License Agreement: Horton #665

Linda Hixon moved and Doreen Hansen seconded to approve the CALLA for lot #665. After a discussion of structures on common ground, the motion passed with Gerry Hartman voting no.

Agenda Item 17.03.10 Common Area Limited License Agreement: Wucherer/Inman #191

Linda Hixon moved and Terry Oberst seconded to approve the CALLA for lot #191. After discussion about if this is considered major repair and removing and replacing a structure on common area, the motion failed with John Montgomery, Linda Hixon and Terry Oberst voting yes.

Agenda Item 17.03.11 Remove Developer Palms on Lot #174

Doreen Hansen moved and Gerry Hartman seconded to approve removal of the developer palms on lot #174. John Montgomery stated he did not feel these are developer palms. It was clarified that the existing shed at this lot will be removed when the new building is done. The motion passed with Terry Oberst voting no.

Agenda Item 17.03.12 Replace of two bridges on #1 tee area of Golf Course

Terry Oberst moved and Doreen Hansen seconded to replace the two bridges at the #1 tee box at the Golf Course. John Montgomery felt this request should be part of the budget process. Linda Hixon advised that these wooden bridges are a safety issue and need to be replaced by concrete and metal railings. There will be more concrete done this summer on the cart path and it makes sense economically and safety-wise to have these bridges done now. Motion passed with John Montgomery voting no.

Agenda Item 17.03.13 Remove 3 Olive Trees on Kobe at Stairs

Doreen Hansen moved and Linda Hixon seconded to remove the olive trees at Kobe by the stairs. The dropped olives are felt to be a safety issue when people are using the stairs. John Core advised what has been done to date to try to sterilize the trees. There is no way to stop the problem. He indicated he would even plant non-nuisance trees if voted to remove. Traci Dahle stated that the trees provide much needed shade for that side of the building and stairs. The motion failed with Phyllis Wilburn and Doreen Hansen voting yes. John Montgomery asked Traci Dahle to look at a canopy for these trees and a walkway around the trees to avoid the olives.

OPEN COMMENTS:

Member Comments: Sandi Gaisbauer #567 inquired about the policy of posting meetings and work sessions. Jan Searing #529 advised the dumpster across from the pool stinks terribly and would like it cleaned out. Ken Dahle #413 talked about 2 projects the Board did not bring up, i.e. concrete at tennis courts and parking lots.

Board Comments: Nancy Willson advised that since we no longer have a Document Change Procedure in place, the Occupancy, Conduct and Motor Vehicles Rules are herewith withdrawn until such a document exists.

EXECUTIVE SESSION: Adjourned to Executive Session at 10:45 a.m.

ADJOURNMENT: Terry Oberst moved and Doreen Hansen seconded to adjourn the meeting at 2:00 p.m.

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
OPERATING REVENUE			
Operations Assessment	\$237,775.80	\$237,956.00	(\$180.20)
HOA Service Fees & Other Revenue	\$16,930.09	\$11,458.30	\$5,471.79
RV Storage Rental & Other Fees	\$2,306.20	\$2,881.66	-\$575.46
Resident Golf Course Fees	\$30,725.63	\$15,000.00	\$15,725.63
Non-Resident Golf Course Fees	\$12,521.26	\$9,499.98	\$3,021.28
Golf Course Pro Shop Sales	\$1,183.15	\$1,000.00	\$183.15
Miscellaneous Golf Course Revenue	\$339.11	\$179.16	\$159.95
TOTAL HOA RV Strg REVENUE	\$257,012.09	\$252,295.96	\$4,716.13
TOTAL GOLF COURSE REVENUE	\$44,769.15	\$25,679.14	\$19,090.01
TOTAL OPERATING REVENUE	\$301,781.24	\$277,975.10	\$23,806.14
OPERATING EXPENSES			
HOA Personnel Expenses	\$85,045.26	\$85,562.00	-\$516.74
GC Personnel Expenses	\$24,159.20	\$27,072.90	-\$2,913.70
HOA Utilities	\$112,444.59	\$95,333.34	\$17,111.25
GC Utilities	\$15,919.71	\$10,641.66	\$5,278.05
HOA Grounds Care	\$2,773.35	\$2,633.98	\$139.37
GC Grounds Care	\$6,802.35	\$6,148.00	\$654.35
HOA Facility Maintenance	\$7,355.91	\$6,700.00	\$655.91
GC Facility Maintenance	\$1,643.56	\$2,966.72	-\$1,323.16
RV Storage Facility Maintenance	\$0.00	\$166.66	-\$166.66
Recreation Supplies & Maint.	\$2,849.67	\$3,416.66	-\$566.99
HOA New Assets/Projects	\$851.70	\$1,741.66	-\$889.96
GC New Assets/Projects	\$0.00	\$0.00	\$0.00
HOA Administration	\$14,582.19	\$16,406.66	-\$1,824.47
GC Administration	\$4,103.21	\$4,555.00	-\$451.79
HOA Member Programs	\$2,099.67	\$2,100.00	-\$0.33
Pro Shop Goods	\$405.05	\$875.00	-\$469.95
TOTAL HOA/RV Strg EXPENSES	\$228,002.34	\$214,060.96	\$13,941.38
TOTAL GOLF COURSE EXPENSES	\$53,033.08	\$52,259.28	\$773.80
TOTAL OPERATING EXPENSES	\$281,035.42	\$266,320.24	\$14,715.18
ALLOCATION of ASSESSMENT:			
Operations Assessment	\$237,775.80	\$237,956.00	-\$180.20
Net HOA/RV Strg Operations	(\$208,766.05)	(\$199,721.00)	-\$9,045.05
Net Golfing Operations	(\$8,263.93)	(\$26,580.14)	\$18,316.21
NET OPERATIONS GAIN or (LOSS)	\$20,745.82	\$11,654.86	\$9,090.96
RESERVE FUND:			
Reserve Assessment	\$19,934.20	\$19,934.00	\$0.20
Reserve Other Income	\$277.93	\$833.34	-\$555.41
Reserve Expenses	\$17,354.77	\$3,833.34	\$13,521.43
NET RESERVE GAIN or (LOSS)	\$2,857.36	\$16,934.00	(\$14,076.64)
RESERVE BALANCE:	\$684,093		

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.

