

*Pending Bod Approval*

Riverview Resort Owners Association

**Regular Board Meeting Minutes**

Tuesday, April 12, 2016

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

Present at the meeting:

Board of Directors: Ed McKeon, John Montgomery, Karen Schlichte, Leo McMann, Gerry Hartman, and Nancy Willson. Gene Clipperton was absent.

Jennifer Myers, Administrator

Kristi Brigante, Administrative Assistant

102 Association members.

**Board Update/Comments:**

Nancy Willson addressed the rumor that Leo McMann had a secret meeting to discuss golf course issues. She clarified the meeting was a scheduled meeting to discuss a strategy on how to document the golf course irrigation system.

Karen Schlichte stated - Every time I go into the MPR after a large function has been there I find water bottles, pop cans and recyclable paper in the trash, or just left on the tables. There are three garbage cans in there clearly marked, one for pop cans, one for water bottles and the other is for trash. Just outside the door are three bins for paper and or recyclable items. Why can't they place them in the right bins or garbage cans? I realize recycling does take a few minutes of your time but please in the future take the time to dispose of your trash properly. Someday very soon we will not be given a choice about how to handle our garbage but it MUST be recycled or there will be a fine of some sort. Now is a good time to train yourself to recycle. Sorry to say I will have to repeat this come the fall when our activities begin again.

Ed McKeon stated - As many of you may know, we have received a petition regarding the current condition of the golf course. I want you to know that the Administration is working with the golf course maintenance supervisor to remedy the situation.

Also, I would like you to know that the Administrator and your Board of Directors takes every member issue seriously. Sometimes immediate action can remedy the situation immediately, sometimes it will take a while to remedy and sometimes the ability to correct a situation is not within our control.

Whatever the nature of the issue, whether it is in the form of a petition with multiple signatures, or several member forms on the same issue, or just one single form on a particular issue, they all get the same degree of attention. You will get a response, not always immediately, but there will be a response. If action on the response will take an extended length of time, you will be advised of the status of the remedy. I know at our age, our patience tends to have a short time span (and I include myself in that category) just understand that in this era of instant everything, there are some processes that cannot and should not be immediate or reactionary.

**Comments to the Board:**

Janice Hall, Lot 656, stated Leo McMann asked about the golf course petition regarding grass dying. He got in her face and accused her of trying to get Brian fired. She said she felt harassed by a board member.

Bob Sobrepena, Lot 360, stated – I don't miss Tuesday fishing but I am here today because I do not like what he saw and heard. Board members should stand up for residents not harass them. There are problems with the golf course. Who is running the golf course? He has filled out many comments forms and nothing was ever done. Speeding was never taken care of – the gym is inadequate – pool shower room is dirty. No one is in charge. The Board is not backing the residents.

Gary Hall, lot 656, stated he was involved with the verbiage of the petition to give to Jennifer. In October it was beautiful – now greens are dying – bare spots all over – other courses are green and lush. I am not trying to get anyone fired. The golf course has problems please address them.

Steve Seid, Lot 102, stated that Agenda item 16.03.12 that was passed at last month's Board meeting should be repealed as there were questions left unanswered about the part time person that would be hired in the office. He also stated that he thought the person hired should be a resident.

Lezlie Grosz, Lot 696, stated she has been coming to the Resort since the beginning – have seen a lot of changes – golf every day at 1:00pm – never see anyone at the golf course. Brian and Lee have said they report to Jennifer – she does not know anything about a golf course – should have someone else help Brian – Brian's second priority to spray weeds and keep common area clean – send John to school to be certified for weeds, Linda Hixon was certified.

Linda Hixon, Lot 636, stated she was not certified. Someone turned us into the state – we did not get fined – state said we need to get someone certified.

Terry Oberst, Lot 479, stated he was on the Board when Brian was hired – the problem is the water system that is defective – what happened at the golf course was out of hand and there should be a public apology. Guys are doing the best they can – two part time guys – one should be here on the weekend. Brian is doing a good job.

Jill Kohler, Lot 4, stated she has asthma. When fertilizer is being used or chemicals applied residents should be notified.

Traci Dahle, Lot 413, questioned why outside personnel are being used for tree trimming. We should have qualified people to use lifts and trim trees. Bobcat is never being used because we do not have qualified people. Water lines are not being fixed correctly. The equipment should be under cover at the bone yard.

Larry Reed, Lot 22, twice this week he saw maintenance personnel dumping debris in the barranca – they should be using a dumpster.

Rich Harris, Lot 99, years ago we had a cleaning company – Amy did a good job – get rid of the current cleaner and get someone who can do the job.

Robin Norman, Lot 245, Mistake was made when we bought the lift for palm tree trimming. Tree trimming should be left to the professionals.

Steve James, Lot 359, residents are placing bricks on top of sprinkler heads. They should not be doing this.

Gerry Hartman, Board Member, stated residents are doing this because the sprinklers are spraying their back porch and nothing is being done about it.

### **Correspondence:**

Letter from John and Debi Cates, Lot 274, concerning developer Palm Tree policy and maintenance of the developer palm trees

### **Reports:**

Administrator Report by Jennifer Myers:

There were two reports from the gate last week regarding intruders into the resort. They are believed to have caused damage to the water tee on a lot or two. Unfortunately, they were not caught. Just a reminder, that if you see or hear any suspicious activity in the resort, please call the police first, then call the gate to let the safety officer be prepared for any questions or directions the police may have.

The Governing Docs Committee, along with the General Rules Task Force, are working very hard to update some of the rules. There is also a process in the works of how a rule would come up for a change and what is required before said rule would go before the board of directors for approval. Part of that process would be to acquire member feedback. It would be posted in the newsletter, website and possibly the Riverview

Facebook page.

There has been a lot of talk lately regarding the golf course. I have spoken to Brian several times and part of the issue is the irrigation system, which Brian and his staff are working on, and the other reason the grass is brown is because the winter grass is dormant and the summer grass will be coming in soon. Brian assures me that in a few weeks the grass will be lush and green again. Also, we have received comments that the sprinklers are causing the water to go onto resident's decks and such. Rest assured, the sprinklers are not adjusted to go onto residents property, however, the cause could be the wind blowing the water onto the properties. Brian has also found several sprinkler heads that have had bricks or pavers placed on them to prevent them from spraying. Please do not place anything over the sprinkler heads.

A reminder to be sure to come into the office and pay for any palm trees on your lot other than the developer tree. Riverview covers the cost for the developer tree to be trimmed. The developer tree is located on the left side of your lot, if you're facing your lot, and it will be close to the sidewalk. The deadline to pay is May 20th. The fee is \$35 for the first tree and \$25 for any additional trees. If not paid by May 20th, there will be a late fee of \$10 per tree. So save yourself some money and pay ahead of time.

If you're leaving for the summer, don't forget to notify the office. We will also need to know if you have an internet modem and whether you want it shut off for the summer. Otherwise, you will be billed for the summer months of internet.

Thank you and have a great summer!

### **Treasurer Report (Karen Schlichte)**

HOA income continues to be over budget by the Internet modems, and now other income, which covers all sorts of things. Wages are well within the budget and utilities under budget because of the late billings. Grounds care and maintenance all under budget, but of course they may not be by years end. So HOA looks pretty good.

Reserve balance is \$678,993, with income of assessments and earned interest on CD's of \$15,851. The only debits were the two monthly payments for equipment.

Golf course income is over by \$34,906, non resident green fees are over budget by \$6,565 and membership income over by \$14,829, and resident green fees over by \$4,565 are the leaders in this area.

Golf course wages are within budget as is utilities and maintenance. The course is \$4,647 in the black where the budget amount is to be in the red by \$28,476. So it's doing better than expected. Of course all these totals will change during the summer months.

RV Storage continues to hold it's own.

I want to say goodbye to the rest of the residents who have now left our resort for their summer homes. A sad time of the year for me. Safe travels everyone.

### **Committee Reports**

Dean Willson, Landscape and Maintenance Committee. They will be planting new flowers.

Jill Kohler, Safety Awareness Committee, need to call 928.763.1999 to register cell phone for emergency notifications – wear your name tags – make sure you have your Lot Number displayed on your lot – requesting 911 red phones at the pool, tennis courts and golf course patio – need to get expert advice on security for RV Storage.

### **Approval of the Agenda:**

Agenda Item 16.04.16 Concrete for #3 Tee area added to the Agenda. Nancy Willson moved and John Montgomery seconded the approval of the agenda. Motion passed unanimously.

### **Approval of the Consent Agenda:**

The consent agenda included the Approval of the following:

16.04.01 Assign Members to Various Committees

16.04.02 Approve Dean Willson for Chairman of a Committee

Minutes of March 15, 2016 Regular Board Meeting

Minutes of March 22, 2016 Special Board Meeting

John Montgomery moved and Gerry Hartman seconded the approval of the Consent Agenda. Motion passed with Nancy Willson abstaining because of a possible conflict of interest with item 16 04 02.

**Unfinished Business:**

Agenda Item 16.03.13 Pool Area Maintenance. Leo McMann moved and Karen Schlichte seconded to remove the agenda item from the table. Leo McMann moved and Nancy Willson seconded to approve improving the pool area for a cost not to exceed \$2,500. The agenda item was then separated into two agenda items. John Montgomery moved and Karen Schlichte seconded to amend the motion as “remove grass north side of the pool and replace with landscape rock or artificial turf and deco. Replace scalloped border. Motion failed with Karen Schlichte and Ed McKeon in favor. Karen made a motion to spend up to \$11,000.00 to repair the pool deck. Nancy Willson seconded. John Montgomery amended to include the color Dusty Rose. Motion as amended passed unanimously.

**New Business:**

Agenda Item #16.04.03 Karen Schlichte moved and Nancy Willson seconded to approve a new Mission Statement for the Finance Committee. Motion passed unanimously.

Agenda Item #16.04.04 Karen Schlichte moved and Nancy Willson seconded to approve the purchase of a third fan for the Pro Shop patio area at a cost not to exceed \$600 and not to exceed \$300 to install. Motion passed unanimously.

Agenda Item #16.04.05 Leo McMann moved and Nancy Willson seconded to confirm the appointment and mission of the ad hoc Committee designated as the Task Force Committee. John Montgomery recommended (but not approved) the Task Force be a sub-committee of the Governing Documents Committee. Main motion passed with John Montgomery opposing.

Leo McMann moved and Karen Schlichte seconded to have Nancy Willson and Ed McKeon as Liaisons to the Task Force. Motion passed unanimously.

Agenda Item #16.04.06 Leo McMann moved and Karen Schlichte seconded to publish the proposed procedure for rules changes in order to obtain comments and/or suggestions regarding these proposed changes. Vic Sucher (Lot 53) stated this is a proposed procedure and has nothing to do with changing existing rules. It is a proposed procedure by which existing rules can be revised/changed and gives everyone an opportunity to input their thoughts and ideas to proposed new rules or revisions. Motion passed unanimously.

Agenda Item #16.04.07 Karen Schlichte moved and Nancy Willson seconded to approve the purchase and installation of a new gate system at a cost not to exceed \$20,000. A lot of pros and cons were discussed and it was recommended we proceed with this action and consider additional funds next year for additional system controls at the gate. Motion passed with Leo McMann opposing.

Agenda Item #16.04.08 Leo McMann moved and Nancy Willson seconded to allow the owner of Lot #53, at his expense, to cut down the dead palm tree, leave the stump and place a decorative eagle on the stump. Motion passed with Ed McKeon opposing.

Agenda Item #16.04.09 Karen Schlichte moved and Nancy Willson seconded to approve Fili’s Lawn \$ Maintenance to trim the palm trees on the golf course for a cost not to exceed \$4,000. Motion passed unanimously.

Agenda Item #16.04.10 Nancy Willson moved and John Montgomery seconded to hire M&M Home

Maintenance & Landscaping to trim palm trees for a cost not to exceed the budgeted amount of \$17,000. Motion passed unanimously.

Agenda Item #16.04.11 Nancy Willson moved and Karen Schlichte seconded to remove flowering trees near Lots 72-73-74 and 52 at a cost not to exceed \$1,000. Motion failed with John Montgomery, Nancy Willson and Gerry Hartman opposing. John Montgomery moved and Karen Schlichte moved to approve removing the tree near Lots 72-73-74. Motion failed with John Montgomery and Karen Schlichte in favor.

Agenda Item #16.04.12 Leo McMann moved and Nancy Willson seconded to approve the crack seal and seal coating of roads, cost not to exceed \$97,000. Karen Schlichte moved and Gerry Hartman seconded to amend the motion to not to exceed \$90,000 and exclude the parking lots. John Montgomery moved and Nancy Willson seconded to amend the motion to not exceed \$115,000 and hire an Engineer to recommend what is needed and oversee the project. Motions passed unanimously.

Agenda Item #16.04.13 Leo McMann moved and Nancy Willson seconded to approve the restructure of Tee Box #4 and #5 for a cost not to exceed \$7,000. Brian Graham will do the #5 Tee first and if he cannot do the entire project within the budget amount he will not do #4. Motion passed unanimously.

Agenda Item #16.04.14 Leo McMann moved and Karen Schlichte seconded to approve the planting of 13 trees on the golf course at a cost not to exceed \$2,000. Motion passed unanimously.

Agenda Item #16.04.15 Nancy Willson moved and John Montgomery seconded to approve proposed Purchasing Policy. Nancy Willson recommended we change the procedure to have the same consistent names for referenced employees. Motion passed unanimously.

Agenda Item #16.04.16 Karen Schlichte moved and Nancy Willson seconded to approve concrete cart path from the bottom of #3 Tee to the top of #3 tee and concrete the path on the South side of #3 tee to extend to Kobe – total project cost to be funded by the Pro Shop Committee. Motion passed unanimously.

#### **Director's Comments:**

Before Directors Comments were made Gary Reinboldt., Lot 459, stated lots of comments were directed at Leo McMann at the beginning of the meeting. He wanted him to respond.

Leo McMann stated he had planned on responding during the Directors Comment item on the agenda. First of all he did not want to get into a 'He said She said' He stated when he observed a petition being signed by residents at the golf scramble last Thursday he wanted to know who started the petition and what was the petition about. Janice Hall said she volunteered to make up the petition after the ladies met during the women's league on Tuesday. I told her that I was concerned that a petition like this could cause Brian Graham to quit. I told her when Brian started he said it would take a couple years to get the course in shape – he has made tremendous improvements to the course – we have major problems with the irrigation system that we are working on. She said she wanted someone to report to them on his plans. I told her all employees' sign an agreement that they have read the employee manual and it states employees are not to take directions from Directors, Committee members or residents.

#### **Executive Session:**

Adjourned to Executive session at 12:50.

#### **Adjournment:**

Nancy Willson moved and Karen Schlichte seconded, to adjourn the meeting at 1:50 PM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

*Leo McMann, Association Secretary.*