

NOT YET APPROVED

Regular Board Meeting Minutes

Tuesday, April 15, 2014

Minutes attested to and respectfully submitted by: Leo McMann, Association Secretary.

President Ed McKeon called the meeting to order at 09:05 AM.

Present at the meeting: Ed McKeon, Leo McMann, Traci Dahle, Larry Meier, Karen Schlichte, and Terry Oberst. Gene Clipperton was absent.

Jennifer Myers, Administrator.

62 Association members.

Board Update/Comments:

Traci Dahle announced a DVD promoting RVRV was made by Mark and Joyce Young. A copy is available from the Young's (928-542-8464) for \$2.50.

Comments to the Board:

None

Correspondence:

Slow down the traffic on Kobe – Bob & Sally Sobrepena, Lot 95

Reports:

Administrator Jennifer Myers' reported:

We have a lot of projects on the schedule for this summer. We will get a new roof on the clubhouse, the tennis courts are to be resurfaced, we will add some lighting on some of the streets and the barranca will be cleaned and trees and bushes will be trimmed. These are just a few of the things that will be done.

Please check out the new and improved Riverview Website. There are a few documents that need to be added, but the real estate section is up and running. Thanks again to Jon Laughlin for his diligent effort to make this happen.

The "Riverview" sign made out of rock on the hill as you enter through the main gate is complete. The "W" needs a little work, but all in all, it looks great!

I would like to thank all of our volunteers for the hard work they put into making Riverview what it is!

Please remember to check out in the office before you leave for the summer. If you have one of the bulk account internet modems, please let the office know so that it can be shut off until your return. Otherwise, you will be charged for those months.

I hope everyone has a great summer!

Treasurer Report reported by Karen Schlichte.

Leo McMann reported the ACC has received 220 request in the period Jan 2014 – to date.

Carol Johnson, Safety Committee Chairman, minutes of their regular meeting was discussed.

Approval of the Agenda:

Terry Oberst moved to approve the Agenda, seconded by Karen Schlichte. The motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of March 18, 2014 Regular Board Meeting

Agenda Item #14.04.01 approval of Rose Lee McGlynn Lot 253 and Sandie Gaisbauer Lot 567 to the Election Committee – Stan & Sandy Heldt Lot 279 to the Activities Committee.

Traci Dahle moved and Terry Oberst seconded the motion to approve the consent agenda as presented. The motion passed unanimously.

Unfinished Business:

New Business:

Agenda Item #14.04.02 Election Committee Policy Statement. Traci Dahle moved and Larry Meier seconded to approve the Election Committee's revised Policy. Motion passed unanimously.

Agenda Item #14.04.03 Standing Committee Policy Statement. Traci Dahle moved and Terry Oberst seconded to approve the Standing Committee Policy. Motion passed unanimously.

Agenda Item #14.04.04 George Mayes Appeal Lot #290. Will Walker made an appeal to the Board for the Board to approve the fence George Mayes built without approval from the Architectural Control Committee. Ed McKeon moved and Leo McMann seconded the motion to NOT approve George Mayes fence. Motion passed unanimously. Will Walker then stated they will take the fence down.

Agenda Item #14.04.05 Repair lighting from Clubhouse to horseshoe pits. Terry Oberst moved and Karen Schlichte seconded to approve replacing lighting near steps, dumpster area and horseshoe pit area. Cost not to exceed \$1,600. Motion passed unanimously.

Agenda Item #14.04.06 AED Defibulator & AED Cabinets. Terry Oberst moved and Traci Dahle seconded to approve the purchase and install 1 AED Defibulator and 2 AED cabinets with alarms. Cost not to exceed \$2,150. Motion passed unanimously.

Agenda Item #14.04.07 Engineering Services for Grand Room AC. Leo McMann moved and Terry Oberst seconded to approve hiring an engineer to redesign and oversee construction of Grand Room air conditioning Cost not to exceed \$5,000. Motion passed unanimously.

Agenda Item #14.04.08 Roof Repair Consultant. Traci Dahle moved and Larry Meier seconded to approve hiring a consultant for the roof repair project. Cost not to exceed \$7,000. Leo McMann moved and Terry Oberst seconded to amend the cost not to exceed \$27,000. Both motions passed unanimously.

Agenda Item #14.04.09 Thorny Tree Removal. Leo McMann moved and Karen Schlichte seconded to approve removal of all trees and bushes that have thorns and/or could cause a safety issue. Motion failed unanimously.

Agenda Item #14.04.10 Change Color of Tennis Court. Larry Meier moved and Karen Schlichte seconded to approve the color change for the tennis courts to match pickleball court colors. Motion passed unanimously.

Agenda Item #14.04.11 Items for Disposal. Tracie Dahle moved and Karen Schlichte seconded to approve disposal of surplus equipment. Surplus equipment consists of 2 golf carts, a Yamaha Mule and rusted table saw. Residents can bid on these items at the Administrators office. Motion passed unanimously.

Agenda Item #14.04.12 Removal of Association Palm Tree Lot 114. Leo McMann moved and Terry Oberst seconded to approve the removal of an association tree to be replaced by smaller in diameter Palm Tree at least 6' tall at owners expense. Motion failed unanimously.

Agenda Item #14.04.13 Inspection Process for ALL RV's. Leo McMann moved and Ed McKeon seconded to approve new inspection form for all RV Motor Homes, 5th Wheels and Travel Trailers. After much input from attendees Leo McMann moved to table the motion with Karen Schlichte second. The original motion and the table motion passed with Traci Dahle dissenting. Then Larry Meier moved to reconsider the motion to table with Traci Dahle second. The reconsideration motion passed with Leo McMann dissenting. The main motion was again voted on with the motion failing unanimously.

Agenda Item #14.04.14 PIR Change for Painting structures. Leo McMann moved and Traci Dahle seconded to approve change to the Property Improvement Rules as follows: ‘5.2.3 Pre-approved color samples for structural painting and/or trim are available in the Administrators Office. Any colors other than the pre-approved colors must be approved by the ACC’ In the discussion phase it was noted you still must get a permit to paint even with the pre-approved colors. Motion passed unanimously.

Agenda Item #14.04.15 PIR Procedure for Inspection of Lots for Sale. Leo McMann moved and Terry Oberst seconded to approve changing Property Improvement Rules as follows:

28. 1 At or before a Lot is sold the Architectural Control Committee will inspect the property and note any non-compliant issues with the property This information will be provided to the Escrow agent prior to time of closing. This information is available from the Administrator for all interested personnel.

Motion passed unanimously.

Agenda Item #14.04.16 PIR Procedure for Sale of Lots without Park Models. Leo McMann moved to remove this item from the agenda with Traci Dahle seconded. This procedure used the form that was NOT approved in 14.04.13 above. Motion passed unanimously.

Agenda Item #14.04.17 Establish a Master File for Rules, Policies and Procedures. Leo McMann moved and Traci Dahle seconded to approve establishing a Master File of all Rules, Policies, and Procedures and permit the Administrator Office to add a standard Footer to existing documents. Motion passed unanimously.

Agenda Item #14.04.18 Display Canadian Flag. Leo McMann moved and Traci Dahle seconded to approve the display of the Canadian Flag in RVRV Resort. It was noted we have over 25 Canadian residents owning lots and we have many Canadian residents who rent. Motion passed with Terry Oberst and Larry Meier opposed.

Agenda Item #14.04.19 Extend Golf Cart Parking and begin Cart Path. Traci Dahle moved and Terry Oberst seconded to approve the installation of concrete to extend the golf cart parking area and install a polypath on Tee Box #1. All cost to be paid with Pro Shop Committee funds. Leo McMann amended the motion to remove specification of concrete for the parking area Terry Oberst seconded. Ed McKeon noted this project is to be managed by the Engineering firm hired and paid for by the HOA and the Administrator. Any changes to the project are to be a written change order signed by the Engineering firm and the Administrator. Both motions passed unanimously.

Agenda Item #14.04.20 Raise Tee Box #5 by two (2) feet. Leo McMann moved and Terry Oberst seconded to approve re-work of Tee Box #5 not to exceed \$6,000. The Administrator will be responsible for this project. Motion passed unanimously.

Director’s Comments:

Ed McKeon and Traci Dahle wished all everyone an enjoyable summer and a safe return.

Executive Session:

Adjourned to executive session at 11:02.

Adjournment:

Larry Meier moved and Traci Dahle seconded, to adjourn the meeting at 11:28 AM. The meeting was adjourned.