



RIVERVIEW REVIEW – NOVEMBER 2014

NEWSLETTER STAFF

Editor: Louise Laughlin
Layout & Graphics: Jon Laughlin
Production: Volunteers needed for
printing and collating

BOARD OF DIRECTORS

Ed McKeon, President
Gene Clipperton
Karen Schlichte
Larry Meier
Leo McMann
Terry Oberst
Traci Dahle

OFFICE STAFF

Administrator: Jennifer Myers
Office Assistant: Stephanie Zuccarelli
Admin. Assistant: Lisa Coe
Our Web Page: riverviewrvresort.net

DIRECTOR'S FORUM

Directors are encouraged to submit articles or comments on resort operations.

A FEW WORDS FROM ED

Good News: Marion and I have had our visit with both the surgeon and oncologist. The news continues to be good. They have gotten all of the cancer with the surgery and the wounds are healing well. The lymph nodes tested negative. The ongoing tests on the cancer are for the purpose of determining what may be or should be done as the best method of preventing a recurrence of cancer. At this point, there seems to be a consensus that there will not need to be any chemo. One faction is suggesting some radiation as an option while another opinion is that radiation for women Marion's age has shown to have nominal, if any, preventive effect. The best course of action recommended by the surgeon would be to take the medication (one pill a day) that would limit or restrict the production of the chemical that might "set the stage" for a recurrence. So, to say the least, Marion and I are very happy with the news and we should be seeing all of you some time after the holidays.

I want to add, that Marion and I are very much appreciative of your prayers and all the words of encouragement sent to us through many cards, emails and phone calls. We want you to know that such support was welcome and very much appreciated. Thanks to all of you. We shall be so happy to see all of our Riverview friends. By the way, Marion can't wait to get back to her Friday afternoon volunteer job at the Pro Shop. So, she must be feeling better! I hope that all of you had a great Thanksgiving. May you also have a Merry Christmas and a Happy and Healthy New Year.

RECYCLE

By Karen Schlichte

Highlights: Green bins/recycle
Blue bins/garbage

Four areas where you will find recycle bins: First garbage area on Kobe Drive, second one across the street from the tennis courts, third next to the wall near lot #303 on Rangoon Drive and the last site at the back of lot #189 on Zanzibar Drive near the swimming pools.

You will find a list of recycle items in this newsletter. When in doubt turn over the item and if you see a seal, like a triangle with three sides, it will recycle.

Do not put your yard clipping in the recycle bins they belong at the concrete bin near the horseshoe pits.

Remove your recycle from bags, they want all items loose.

Rinse out and remove the paper from your recycle item. This also helps keep the smell and bugs away.

Caps on water bottles are okay now.

Please recycle your pop and beer cans in appropriate container; they are marked at each garbage site.

Look for the recycle bins at the pro shop patio and at the Grand Room kitchen. Ask if you don't see them.

TRACI'S TIDBITS

By Traci Dahle

Well it has been another busy month, we have been replacing trees that blew over by the racket courts this summer and also the ones that died on the golf course because the weed whacker got a little too close to the new trees we just planted and sent them to plant heaven before they got a chance to get established. I found some tree guards in Utah and brought them back in October so Dean Willson and I went around and put the guards around the ones that survived and now we hope they live on.

I sat in on the budget meetings again this year. Wow that is a lot of long tedious meetings. Thanks to everyone who worked on the budget. I haven't been quiet about how I feel about our dues. For the past 6 years our dues have never gone up except for the year they went up and I did vote for them not going back down the next year but I am only one board member. I have always said if our dues would go up a little every year then it wouldn't be such a big burden on people, they could adjust to a couple of bucks rather than a big jump. Our utilities goes up every year, I hope we are paying our employees more every year. Obama Insurance is costing more every year. I am always trying to find ways to update our park so it doesn't look 30 years old. We have both parking lots at the club house that we were told are failing and need to be replaced last summer but we put it off because of the roof job, not wanting to damage the new asphalt with the big equipment, so we will have to do it next summer. Our infrastructure is over 30 years old and we have slacked many years of not keeping up on it and now it is coming to bite us on the butt. Finally we are now trying to get professional opinions on what we need to maintain and keep up our infrastructure, instead of using someone in the park that says they can save us some money by doing the overseeing of the job to make sure it gets done correctly.

Our Proshop roof is going to need some major repairs. I have been told we might have termites in the big wood beams that hold it up. So I am hoping we can get some professional advice on it real soon.

We had Mendee an engineer in here last year getting bids on the roof, I asked him to please come and look at our barranca drainage that goes through the park. He said in his opinion that this is one of our biggest problems. It is gradually washing out the side banks, where we used to be able to walk down the hill to get the bottom it is a good 10 foot drop off or more in some areas. Our culverts under Kobe are 1/2 full again and if we keep putting this off and we have one of those huge unforeseen rains I really wonder what could happen to the banks and under the road.

I personally want to apologize to Pat Asbury for not letting her know that we were having a finance meeting on Wednesday 12th during her line dancing classes in the grand room. First of all we should have some sort of a way through the office that if something gets scheduled over a regular weekly event that the office should notify the people that it is going to affect. Second of all, Pat volunteers up in the grand room in many different forms, and her schedule is a very full one, teaching different painting classes along with the regular Wednesday line dancing and the last thing I want to do is crap on any of our wonderful talented volunteers, we need these people to make the park what it is. As a board member but more as a HOA member we all should work together in the park the best we can.

I want to encourage some of you talented people to run for the board. We need some strong-willed knowledgeable people on the board. Obviously you don't have to be a big business executive, but some willingness to keep the park up and work with a level head with the people in the park. As a board member you are no better than anyone else in the park but you should be willing to talk to people about their problems, but know as one board member you can't change things by yourself but work with others to make things better for everyone and please no hidden agendas to run. You need to know it takes a lot of work but is worth it in the long run. So don't run if you plan on quitting before your three years are up its happened in the past and it looks bad for the rest of the board members.

I hope you all have a Merry Christmas and safe holiday season.

ALASKAN SUMMER CRUISE AND TRAIN RIDE

We are going on an Alaskan Cruise and Train ride if anyone is interested in going. Here is our Itinerary.

We are not travel agents and don't want to be, but if anyone wants to check into the trip at the same time through my travel agent or find their own in your home town and or here in Bullhead City. We will be flying in to Anchorage either July 29th or the 30th then staying at the West Mark Anchorage Hotel Transferring from hotel to the Rail Depot going into Denali on July 31, Aug 1 and returning to Anchorage on August 2 and getting on Holland America Cruise line, the ship is the Zaandam then we are cruising until August the 9th arriving at Vancouver, B.C. and transfer from the Ship to the Airport.

For your information if you get on line it is the D61: 11 Day double Denali voyage: X548.

You can just do the cruise by flying into Anchorage August 2 and meet us on the cruise ship. My travel agent is in Salt Lake City, Cindy Kirby (801)984-3379. If you have any questions she said to call her. I will look for one here in BHC that might be interested in helping people if they are interested in going on this trip.

Hope some of you can make it, Traci and Ken Dahle #413 801-971-3035

TREASURER REPORT

By Karen Schlichte

HOA dues are increasing to \$175. From your dues \$16.25 each month will go to our reserve account and \$158.75 will go toward the operation of our resort. The increase of \$10 will generate \$83,640 income.

The reason for this increase as I see it: We have not increased HOA dues in six years. Retirees are younger and better off financially and we have increase in homeowners significantly in the past few years. With this comes more requests from our committees, and thanks to them for the improvements that have been made in the past several years as our resort looks wonderful. More requests for amenities.

Our personnel expenses have increased with the Federal Mandated medical insurance, which was found to be very expensive and would not benefit our employees; therefore they came up with a medical reimbursement of \$3,600 per year for each of our 13 full time employees. Upgrade to employee pay to compete with the market place. We have fewer volunteers; therefore our part time employees have been made full time. There are more amenities to care for and a 30 plus year old resort to maintain, therefore an increase in maintenance staff is needed.

It still can be said, you get a lot for your \$175 a month.

ADMINISTRATOR'S REPORT

By Jennifer Myers

Hip Hip Hooray! The roof is almost done! There is a display board in the hallway near the office that has photos of the progress of the roof project, along with a binder that has reports. It's been a seemingly long process, but will be very beneficial in the long run.

After the November Board of Director's meeting, it was overheard that some residents did not realize that the Board of Director's meetings are open to the residents. The Board of Directors and management welcome all residents of Riverview to the Board meetings. It's a great way to stay informed of all that's happening and has happened with the Committees and activities. It will also give some insight as to the responsibilities of the Board of Directors and all they do. If you have any questions about anything that happens at Riverview, feel free to stop by the office and ask. If we can answer your question, we will and if not, we will definitely try to find an answer for you.

There will be a presentation on recycling on December 8, 2014 @ 10:00 am in the Grand Room. There will be a Question and Answer portion. So, make a list of your questions and they will be answered during this presentation.

I wish everyone a very Merry Christmas and a Happy New Year!

STEPHANIE'S REPORT

Get Well Wishes To:

Steve Ivascenko Lot 397

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

Elaine Tiritilli.....Lot#617

William Money.....Lot#144

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #460 Reinbolt, Gary & Dee, #604 Brown, Dave & Donna all donated to the candy fund for the counter, Thanks to all of you for your generosity.

A memorial service for Elaine Tiritilli of Lot 617, who passed on November 14th, will be held on Sunday, December 14th at 1:00 P.M. in the Riverview Grand Room. Elaine is survived by her husband Tom and family and many friends

CC&R'S CHANGES & BALLOT ITEMS

By the Documents Committee

The changes made by the Governing Documents Committee, approved by the Board of Directors and sent to Attorney Shaw, HOA attorney for his stamp of approval.

Added to Definitions; 1.1.1 Administrator, 1.1.16 Primary Residence. Added to the following, 1.1.10 Improvements; pickle ball court, golf course and RV storage and 2.2.13 Signs and Flags; A.R.S. 33-1808 Pertaining to rulings on flags.

Removed under, 1.1.20 Park Model and Park Model Homes, length, width and height will be in Property Improvement rules.

ELECTRONIC VOTING

By Nancy Willson, Election Committee Chair

Exciting news from the State of Arizona, in 2014 Arizona approved the use of electronic voting. With this in mind, the Election Committee has agreed to use electronic voting for the 2015 election.

As a result on Nov. 19th, the Election Committee together with the board members, Leo McMann, Terry Oberst and Karen Schlichte viewed a demonstration from the company that provides electronically voting services. We were all very impressed and believe we can make electronic voting work this year.

This company will be handling the ballots, tabulating the results, and entering your email address along with establishing your password into the electronic voting system. The security of the system is that only the registered email address along with the designated pass word allows you vote.

The Riverview Resort office staff will send the company the lot numbers and email addresses of each owner. Then the company would assign each lot owner a randomly generated password consisting of alpha characters and your lot number. Once the list of lot owners who want to vote electronically is established, you will receive an email with the web site address and your unique password. Then you click on the web site address, enter your password and vote. You will be shown a picture of each candidate, their resumes, and the 7th Revised, Restated and Reformatted CC&R's and any other ballot issues. You will NOT receive a hard copy election packet.

The office is in the process of updating each owners current email addresses. When you receive an email from Stephanie, please respond so we will have your current contact information. This information is needed if you **choose to vote electronically** and if you **choose to vote with paper ballot**.

Please respond to Stephanie's email so the office can update the TOPS system. This will enable the office to send a mass email to all owners informing them of issues in the Resort.

If you would like to check out the electronic voting website just go to www.votehoanow.com /

If you care to attend a workshop explaining the electronic voting, register at the office.

2015 CANDIDATE INFORMATION

By Nancy Willson, Election Committee Chair.

Any candidate that is running for one of the two seats on the Board of Directors must be in the Resort on the following dates;

December 15, at 3:00pm for drawing Candidates names for ballot placement and photo op, which will take place in the Board Room.

January 9, 2:00pm for the Meet the Candidates which will be held in the Grand Room.

Other reminders, in your Candidate Packet

Guidelines for the Candidates

Candidate Acknowledgement, declared your candidacy

Candidate Filing Form

1. You have read the Articles of Incorporation

2. The 6th Amended CC&R's

3. The Feb. 12, 2014 Amended and Restated Bylaws

This must be notarized.

This packet must be returned NO later than 11 AM on December 12, 2014.

Ballot Items as of Nov. 20th, 2014

Candidates running for one of the two (2) seats on the Board of Directors

YES or NO on the following

The 7th Amended and Restated CC&R's

By-Law 4.1.5 Directors shall serve no more than two (2) consecutive terms

By-Law 4.1.6 Directors shall not serve concurrently with any relative (a person connected by origin or affinity) or members of their household.

MAINTENANCE/ LANDSCAPE

By Dean Willson, Chairperson

You will soon see metal foliage in the new terracotta pots at the Kobe entrance. They will be mounted securely inside these pots by our Park Maintenance staff.

Twelve trees planted in the last two years, four near the racket ball courts, six on the golf course and one at the dog park, will all soon replaced thanks to John Core and Park Maintenance.

The flowers now planted at the Golf Course Pro Shop and at the Tee boxes are beginning to take root and bloom.

Volunteers will be needed on Friday January 16th, 2015 to clean dead foliage and trash from the barranca and outside the park wall. In thanks, the Maintenance/Landscape Committee's members will host lunch for these volunteers and their significant others at the Golf Course Pro Shop Lounge.

NOTE: If any resident sees need for resort maintenance, please submit the "RESIDENT COMMENT FORM" to the Resort Park Office.

Our committee meets next at 10 am on the first Monday of each month in the Pro Shop Lounge.

A BIG THANK YOU

To everyone who helped put up Christmas Lights on the outside of the buildings this year. We had a little wind but it was coming from the south so it wasn't as cold as usual. We have all blue and white icicle lights at the pro shop this year.

We put new blue and white icicles around the guard house along with a new round wreath and a new deer. We hope you all enjoy the Christmas lights. They are all LED so they use very little electricity. Thanks again to all who helped.

Harold Bouse, Dwight Howe, Ed Jess, Gary Kuhlman, Gail Lozier, Les Ozero, Dick Schlichte, Gary Hartman, Chuck Watson, Dean Willson, and Dennis Wiley. We couldn't do it without you and they look great.

Ken and Traci Dahle #413

PRO SHOP NEWS

By Ken Dahle

We had the "When Pigs Fly" golf course fundraiser on November 7th. We had 68 participants and raised \$1,218.00 for the cart paths and other Pro Shop projects. Thanks to Clyde and Lez Grosz and their volunteers for putting on such a fun and entertaining party, which included night time golf. Before dinner started there were 3 fun special events which included an "Obstacle Putting" contest, a "Chipping to Pigs" contest and a "Chipping into a Floating Pig" with prizes for the top 3 winners in each event. There also was "Pig Trivia" on the flags at each hole. It was a great and fun event.

The committee approved placement of the new "Kokopelli" the BOD approved and will be paid for by proceeds from the "Bake Sale". It is about 6 ft. tall and made out of metal and will add to the appearance of the golf course.

It was suggested we have a signup sheet for adopt a hole which would include anyone wanting to sign up would fix ball marks on the greens and take care of placing sand in the divots on the tee boxes. It was not passed by the committee but if anyone wants to do this, see Lee at the Pro Shop.

Our next barbeque will be held on December 12th and tickets will be available on Tuesday and Thursday from 1:00 to 3:00 starting on Thursday November 20th and at the Pro Shop anytime. There will be a \$1.00 increase due to the rising cost of hamburger and condiments, so the price will be \$6.00.

Thanks to all the volunteers who make these events fun.

ACTIVITIES UPDATE

By Linda Sommerville

Hopefully all you will have a wonderful Christmas season either here at Riverview or in your home state with family.

Just a reminder Happy Hours and Special dances are a large part for many in our resort. We are fast approaching our busiest months of January through March and need volunteers to help out. Volunteering is a great way to meet new people and have a lot fun - also get front row seating. Please sign up by the entrance to the Grand Room. We need you.

Happy Holidays

DECEMBER ACTIVITIES

Happy Hours

12/6 - Captain: Chicken Alfredo, Salad, Dessert

12/13 - Double D: Sloppy Joes, Chips & Cookies

12/20 - Strangers: Pizza, Salad, Dessert

12/27 - Strangers: Chick Salad Croissant, dessert

NEW YEAR'S EVE

High & Lonesome: Pork Loin, Mashed Potatoes, Mushroom Gravy, Salad, Dessert

Dinner will be served from 6 - 7 P.M.

Tickets will be \$12. The band will play from 7 - 11 P.M.

We will celebrate New Year's Eve in the New York time zone (10:00 P.M. AZ time).

BAKE SALE RESULTS

By Traci Dahle

I want to thank everyone that did such a great job sharing their talent in baking and making such fine, cakes, pies, cookies, breads and candies for the bake sale. We had another successful year making \$600 that goes towards projects on the golf course.

Also I want to thank the fine ladies that helped during the day selling and marking products. Thanks to Irene Albers, Lez Grosz, Linda Sommerville, Angela Howe and Brenda Watson. Also a big thanks to the people that came back to help set up for Happy Hour after the craft fair was over; Chuck Watson, Ken Dahle, Clyde

and Lez Grosz. We moved all the tables and chairs back into place and wiped all the tables down. Don't know what they would have done if you didn't come back and pitch in.

NEWCOMERS PARTY

By Nancy Willson

All New owners or new renters are invited to the Newcomers Party, on December 10, at 2:00pm in the Pro-Shop Lounge. This invitation is extended to the Board of Directors, the Administration Staff and Committee Chairs.

The Welcome to Riverview Resort Club will provide soft drinks, water, coffee, snacks, and door prizes please bring any other beverage of your choice.

Hope to see all of you on December 10th.

CHRISTMAS CART PARADE

By Traci Dahle

The annual Christmas cart parade will be Sunday December 7th. Please mark your calendars and plan on enjoying the Parade. Please stay home and enjoy it from your front porch or a chair out on the road. There are usually 20-30 golf carts in the parade. We throw candy have music and have a lot joyful people to start of your Holiday season. Anyone can join in on the parade, plan on decorating your golf carts, ATV's, bikes if you can ride that far. Don't forget if you are on a Committee or group you can promote your people. Swimmers, stretch and tone, line dancers, golfers, racket club, Landscape and Maintenance, BOD, card players, wood workers, racket ball players, finance, activities and anything else you want to, it is just a free for all on how you want to decorate so plan on being there. We will have some prizes for some of the different carts this year. I won't tell you the categories, just have fun decorating.

So please stay home and watch and listen for us to enter into your neighborhood. We start at 3:00 P.M. at the pro shop and work our way north starting on Saipan as we finish we will end on Jacarta going back to the pro shop it takes about 1-2 hours. Those of you in the parade bring your dish to share before we start and you can put it in the fridge or plug it in to keep it warm, we will also have plates, napkins and plastic ware, bring your own drinks, we will provide a meat dish.

There will be a sign up sheet in the club house, please sign up so we know approximately how many people will be there, if you forget to sign up don't think you can't join in on the fun. If you have any questions contact me.

Traci Dahle 801-971-3035

smoki1@smartfella.com

THE ANGEL TREE PROGRAM

By Dorothy Kirpach

By the time this newsletter is published we will have a Christmas tree setting just outside of the office in the clubhouse. Harold and I will again be collecting gifts for the Salvation Army for the children in Bullhead City whose parents are struggling and would not receive a gift otherwise. The tree will have Angel Tree Tags and will have the names of each child, their age, and the wished for gift that this child would hope to receive. I would like to ask that if you are interested, select a child's name that you would purchase a gift for and return it to the association office unwrapped (the Salvation Army must inspect all gifts before giving gifts to the children) with the name tag attached to the gift, and Stephanie or another office member will be able to accept it. If you cannot bring it to the office or it is a large gift, Harold would pick up the gift, just give us a call. You may also drop the gift off at our house if it is after hours or place it on our back porch. I would like to please ask that if you take a name and change your mind or for some reason that you are unable to purchase the gift, please place the name tag back on the tree so the Salvation Army will know that this child needs a gift.

Last year, as usual, our resort very generously gave over one hundred and forty gifts which made their Christmas very special. Harold and I appreciate your generosity so much and the Salvation Army also appreciates your generosity and care in seeing that you have helped a child have this special Christmas. And remember that the Salvation Army prescreens each family of these children in need of help. Harold and I will safely transport all collected gifts to the Salvation Army, or if you like you could drop off the gift yourself, and we take photographs of the gifts that we bring and place them on the bulletin board in the clubhouse. Thank you for all of your past generosity. *Dorothy or Harold 715-497-3144.*

FROM THE GOLF COURSE

By Doreen Hansen

Welcome back, Snowbirds! Our leagues are running smoothly and we have had a great turnout for the scrambles so far. Remember to join the Golf Association if you want to play in any of the leagues and/or join us for lunch after the scramble every other week. The fee is \$30 and entitles you to not only play in leagues but also covers the remaining eight lunches.

Participants in the night golf tournament "When Pigs Fly" seemed to have a great time – lots of fun and some very creative awards and prizes. Kudos to Les & Clyde Grosz and the wonderful crew who works with them on these fundraisers.

We've had four holes-in-one so far this season! Norma Hansen, Ron Hansen, Ken Dahle, and Hedy Lang. Congrats to you all!

We realize the golf course is a beautiful place to take a walk, and convenient to cut across; however, please do not walk on, cut across, or take drives through the course at any time – for your safety. Also, dog owners, please have the courtesy to keep your dog(s) off the course at all times. There are established places in the park to allow your dog to do its business and the golf course is NOT one of them. Thank you for your consideration.

NOVEMBER LEAGUE RESULTS

By Doreen Hansen

Men's Day, Nov. 5:

1st Place: Ron Hansen, Ed Hofer, Mike Buttram, Don Hawley

2nd Place: Bob Soby, Dean Willson, Larry Gaisbauer, Leo McMann

3rd Place: Bill Robinson, Dave Acteson, Dennis Davies, Dave Shaw

Long Putt: Harold Bouse

KP: Gordon Parlette

Scramble, Nov. 6:

1st Place: Harold Bouse, Mel Maritz, Mike Buttram, Mike Davis, Judy Glade

2nd Place: Sally & Bob Soby, Brenda & Chuck Watson, Larry Woll

3rd Place: Doreen & Ron Hansen, W.D. Allen, Terry Stonehouse, Janet Kerns

4th Place: Traci & Ken Dahle, Terry Oberst, Myla & Jim Dombroske

5th Place: Larry Meier, Norma Hansen, Debbie Evans, Larry Gaisbauer, Dave Acteson

Long Putt: Norma Hansen

Women's KP: Pat Asbury

Men's KP: Garth Luer

Men's Day, Nov. 12:

1st Place: Rich Keana, Don Merk, Chris Peterson, Steve Wilburn

2nd Place: Bob Soby, Bill Sharp, Dave Acteson, Dave Shaw

3rd Place: Harold Bouse, Tony Winder, John Larson, Dennis Davies

4th Place: Ron Hansen, Virgil Symes, Jerry Fry, Don Hawley

Long Putt: Don Merk

KP: Bill Robinson

Scramble, Nov. 13:

1st Place: Charlie Clark, Jutta & Dennis Davies, Gary Feasel, Ruth Bangay

2nd Place: Larry Meier, Pat & John Asbury, Dave Baublitz, Ruby Wheeler

3rd Place: Traci & Ken Dahle, Cathy & Ed Hofer, Larry Woll

4th Place: June & Larry Larson, Viv & Bill Sharp, Ron Rogers

5th Place: Sally & Bob Soby, Chris & Ron Moland, Tom Cornwall

Long Putt: Jon Laughlin

Women's KP: Sally Soby

Men's KP: Bill Robinson

Men's Day, Nov. 19:

1st Place: Bill Robinson, Tony Winder, Dale Chabot, Steve Wilburn, Larry Larson

2nd Place: Rich Keana, Bill Sharp, Dennis Davies, Ken Stripling, Gordon Parlette

3rd Place: Ron Hansen, Ed Hofer, Jim Dombroske, Ron Pajak, Butch Bergeron

Long Putt: None

KP: Larry Gaisbauer

Scramble, Nov. 20:

1st Place: Larry Meier, Brenda & Chuck Watson, Jim Espinoza, Ruth Bangay

2nd Place: Sally & Bob Soby, Sue & Mac Johnson, Darlene Symes

3rd Place: Tom Bighaus, Myla & Jim Dombroske, Ron Rogers, Nina Coghill

4th Place: Gloria & Jerry Carbert, Diane & Eddie Wood, Gary Feasel

5th Place: Chris & Ron Moland, Leo McMann, Marian Grigoni, Jon Laughlin

Long Putt: Larry Meier

Women's KP: Julia Vanfossan

Men's KP: Larry Meier

Men's Day, Nov. 26:

1st Place: Ron Moland, Don Merk, Jerry Fry, Allan McNab

2nd Place: Rich Keana, Jim Dombroske, Doug Erickson, Gordon Parlette

3rd Place: Chuck Vanfossan, Bill Sharp, Larry Larson, Tom Bighaus

4th Place: Larry Meier, Terry Oberst, John Larson, Dennis Davies

Long Putt: Mike Buttram

Long Putt #6: Bill Robinson

KP: Rich Keana

Scramble, Nov. 28:

1st Place: Doreen & Ron Hansen, Myla & Jim Dombroske, Ed Jess

2nd Place: Jutta & Dennis Davies, Gary Feasel, Ruth Bangay

3rd Place: Dick Esch, Dave Shaw, Dave Lind, Norma Hansen, Debbie Evans

4th Place: Bill Robinson, Billie & Emmet Moberg, Derv Fortenberry, Sally Barrow

5th Place: Darlene & Virgil Symes, Chris Peterson, Terry Oberst

Long Putt: Steve Wilburn

Women's KP: Darlene Symes

Men's KP: Dave Shaw

Oct/Nov Holes in One:

Ron Hansen, Norma Hansen, Ken Dahle, Hedy Lang, Jim Dombroske

BOWLING

By Art Engen

Happy Thanksgiving. It's that time of the year again and I want to wish everyone a very Merry Christmas and Happy New year too.

Our bowling is in full swing now and we are having some very good games from our better bowlers already. George Mayer (258) and Gary Reinbolt (253) really had a good game. Nice bowling guys. In other standings for the week of 11/17/14, First place team Rock and Roll. Second place team is O'Leary's. High series handicap for the men is George Mayer with Judy Shaw for the women. High scratch game is Gary Rienbolt for the men and Phyllis Wilburn for the women. High series handicap for team goes to Rowdy Bunch and high series scratch to O'Leary's. High game handicap goes to Bill Michaels for the men and Florence Cook for the women. If you have bowled in the past, or would like to try, please call one of the officers.

Art Engen 928-758-8030

Mel Maritz 928-704-6649

Carol Sanders 509-220-2250

HORSESHOES

By Paul Lange

The first tournament of the season was held on Saturday November 15th. Bullhead weather cooperated with no wind and mild temperatures.

A total of 18 players participated with 3 from Lake Havasu, 11 from Bullhead City and 4 from Riverview. Walt Ducey of Lake Havasu finished in 1st place after winning the play-off game with Bill McGlynn of Riverview. Finishing in 2nd place. Jim Collins of Bullhead City was 3rd; Keith Valenti of Bullhead City was 4th, and Owen Fowler also of Bullhead City, receiving the Sportsman Award.

The next Tournament will be on December 13th at 10:00 am.

RACQUET CLUB NEWS

By Gayle Montgomery

The tennis courts and pickle ball courts are filled with Racquet club fanatics - oh - I mean players. We are passionate about enjoying our sports. Lessons are occurring in both tennis and pickle ball. The tennis lessons are held on Tuesday and Friday mornings at 9:00AM. The pickle ball lessons are on Wednesday mornings at 9:00AM. All levels are encouraged to participate. We are so fortunate to have excellent instructors, people who are experts in each of the sports and who can provide you with the basics or a refresher in how to serve or improve your backhand. Come down to the courts and join us – we have so much fun.

The Racquet Club held its first of the season tennis tournament. Eight avid players signed up for the 1st tourney of the season. Winners were: Tom Woods and Steve Buckner! The play was evenly matched and all the games were competitive. The weather was actually cooperative and we enjoyed perfect sunshine [no wind]. Watch for our sandwich board sign as that will tell you when the next tournament is.

The Racquet Club will again host the Pearl Harbor Breakfast. The event will be held, of course, December 7th in the Grand Room from 7 to 9 AM. Tickets will be sold in the club house on Tuesdays and Thursdays in November. The cost is a mere \$5.00. If you came last year, we tried something new; a breakfast casserole, homemade bread, and fruit cup. We received nothing but high marks so a repeat performance of the wonderful culinary experience will be enjoyed. The Pearl Harbor Breakfast is the Racquet Clubs only fund raiser. This fund raising event allows us to buy our balls and other necessary equipment for the courts. Hope to see you there.

FLYING PIGS GOLF TOURNAMENT

By Les Grosz

It was a perfect night for glow golf. The moon was full and the stars bright. Everyone enjoyed all the games of chance: putting, chipping and the floating pig hole-in-one. A feast of pulled pork was served to the crowd and golf followed at sunset.

Here are the results:

Chipping Contest-1st: Jutta Davies, 2nd: Bob Soby, 3rd: Rich Keana
Putting Contest-1st: Elaine Chabot, 2nd: Gloria Carbert, 3rd: Jim Dombroske
Hole-in-One Contest-Jon Laughlin
Best Glow Cart-Rich Keana

Flagstick Trivia Winners: Jerry & Patty Fry, Leo McMann, Ruth Bangay

1st: Jerry & Patty Fry, Leo McMann, Ruth Bangay

2nd: Gordon Parlette, Chris Petersen, Gary & Sandi Giacomini

3rd: Jim & Myla Dombroske, Harold Bouse, Marian Grigoni

4th: Norma Hansen, Ron Hansen, Debbie Evans, Susan Kinney

5th: Larry & June Larson, Vic Sucher, Sandy Smith

6th: Paul VanDyke, Patti Trupp, Jerry & Gloria Carbert

7th: Bill & Vivian Sharp, Terry Oberst, Tom Cornwall

8th: Ken & Traci Dahle, Chuck & Linda Sommerville

A big thank You goes out to all the special volunteers who helped from setting up, preparing the meal, the games, setting up the course, and cleaning up. Without all of you to help, all the planning in the world goes to hell in a hurry! You do an awesome job and I appreciate you all.

Thank you for raising \$1,218.00 for our cart path fund.

CERAMIC PAINTING

By Revan Rogers

It's time to paint. Come join us on Monday mornings beginning at 9 a.m. until Noon. Bring a rock, ceramic piece, paver or anything you want to refresh. We have all the paints to get you started and Riverview Resort owners have donated throughout the years, paint brushes as well. So just bring in your smiles to start. We also suggest you wear clothing that might get paint splatter. Monday mornings are fun for all but you can also use these three morning hours to work on another art project. The Craft Room is here for you. If you have never painted ceramics before, well we all had that experience and throughout the years residents have donated art books to give you a start. Go out and find a rock and we will show you how to make a bug, a flower, a kitten or even a hamburger. You'll have fun for sure so come on Monday morning.

WATERCOLOR PAINTING CLASSES

By Pat Asbury – 734-735-4201

Hi to all my fellow artists out there and any new people wanting to try your hand at watercolors. The watercolor classes start the first Thursday in December each year. That would be the 4th of December this year. All levels are welcome. I'll have you painting even if you have never tried watercolors before. Nothing Ventured, Nothing Gained! Come in and join us at 2:30 til 4:30 on Thurs afternoon. A supply list is on the board in the Craft Room. Walmart has most everything you need to get started. I also have some supplies available. Hope to see you then. If you have questions, call me.

REGULAR BOARD MEETING MINUTES

BOARD APPROVAL PENDING

Tuesday, November 18, 2014

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

Vice President Gene Clipperton called the meeting to order at 09:00 AM.

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

Jennifer Myers, Administrator.

50 Association members.

Board Update/Comments:

Leo McMann gave an update on the new Club House roof project. We expect the final cost of the project to come in at \$333,000 to \$350,000. Details on how the project progressed were available at the meeting.

Traci Dahle reported that the artificial grass in the dog park does not cause cancer. Someone was reporting that it did cause cancer.

Traci Dahle reported the annual Christmas parade will be December 7. Get your carts decorated.

Comments to the Board:

Pat Asbury, Lot 651 said the Board of Directors was inconsiderate to the line dancers by having a Board workshop in the Grand Room during their regular scheduled practice. She said she only received a day's notice. Leo McMann noted the annual BOD budget workshop was posted a week in advance. She said she does not read the bulletin board. Leo also stated they could not have it on Tuesday because that was Veterans annual celebration.

Sandy Gaisbauer, Lot 567 wanted to know if the BOD looked at the Schedule. Traci Dahle responded we could not have it in another room since we have no idea how many members would be attending the open workshop.

Gerry Hartman, Lot 547 reported we need additional staff on the golf course. Rule of thumb for golf courses is one landscaper for 2 greens. We have one for 4 ½ greens.

Nancy Willson, Lot 247 announced the newcomers meeting at 2:00pm Dec 10, 2014 in the Pro Shop Lounge.

Gerry Hartman, Lot 547 reported we need a reliable Courtesy Officer vehicle. They put 7,500 miles a year on a vehicle – golf carts cannot withstand this mileage.

Correspondence:

Shirley Valencia & Jack Mackey, Lot 111 objecting to a new fountain on Kobe

Carol Johnson, Lot 94 inquiry as to why residents have to pay for cable

Reports:

Administrator Jennifer Myers' reported:

The roof project is almost done! Leo will report more on this project! We apologize for the inconveniences that it has caused, and we appreciate your patience.

The landscaping project behind the clubhouse is on the schedule to be completed during the month of December after the roof is finished and we get the skid steer.

Election time is approaching quickly. If you're interested in running for the Board of Directors, the election packets will be handed out December 1st through December 5th, and must be returned by December 12th. Election schedules are available in the office.

I would like to thank the Finance Committee for their work on the budget. Budget material for 2015 will be placed in your in house box if our records show that you are here. So, if you have not checked in with the office yet, please do so. If an owner is not here, the information will be mailed to them at the address we have on record.

Treasurer Report reported by Karen Schlichte.

Our October month end reports are looking very positive. We are still watching our year end budget as our year is coming to a close.

HOA income has exceeded in some areas. Investment interest, vendor commission, tree trimming service sales, Internet income are leading the way. Water machine income has exceeded our YTD budgeted amount, just to name one in that category.

HOA utilities expenses are over budget by \$4,334.00. Some of our other expenses are over budget because of the installation of the back flow prevention system that was not in the budget.

With the assessment and investment interest of \$12,070.00 less expenses of \$175,109.83, our reserve balance is \$803,849.00. Those expenses were \$1,705.20 to Clear Circuit for the electric to prepare the roof for the air conditioners, \$4,950.00 for asphalt repairs, \$2,415.00 for removal of the old roof, \$65,200.63 for the air conditioners, and \$100,838.70 down payment for the new roof.

Golf course income has either met or exceeded projected revenue on almost all accounts. We have to remember we had a nice warm winter last year, and the income that the golf course generates relies on weather conditions. Personnel expenses are over budget as our part time maintenance employee is now working full time. Grounds care is under budget as expenses for grass seed and sand was less expensive as expected and other expenses were controlled or cost less. The 2014 budget for the golf course has always run in the red since owning the golf course. At the end of October our projected loss is \$29,209.00 better than expected.

As we begin to talk about our budget for 2015 you are thinking with everything looking so good why an increase in our HOA fees. With the budget process came all sorts of problems. The Finance Committee worked many hours on a project I could see was a no win situation. They were asked to do the impossible. In 2007 was the last increase of \$14.00 because we wanted to include Internet service for the whole resort. As some of you remember that failed miserably. We never lowered the dues so the past few years there has been enough money to do only what we needed to do. HOA fees have not been raised in the past six years except for the \$5.00 in 2012 to build the pickle ball courts. We have been heading into the baby boomer years for the past several years. Retirees are younger and better off financially. With this increase of residents buying in our resort came the need for more committees more requests to upgrade our resort, more addition of amenities.

Years ago the Finance Committee's main goal was to bring audit control in the office, encouraged the Board and the administrator to work out a budget and to increase the reserve balance to the suggested 85% of the total amount of our assets. They have accomplished this, but it has taken 10 years.

The problems as I see it. 2004 we purchased the golf course and became a business owner and overcoming it's many problems. We failed to increase membership dues in six years. More requests for money from our committees. Think about the many improvements to our resort over the past few years and thanks to our committees for this. Our personnel expenses are increasing because of the Federal Mandated medical insurance (Obama care!) Which in researching found was very expensive and would not benefit our employees therefore they came up with medical reimbursement plan for up to \$300 per month or \$3,600 a year per our 13 full time employees. We also wanted to stop the turnover in employees and try and keep the good ones so they upgraded employee's pay to compete with the market place. Volunteers have decreased therefore part time employees were made full time. One on the golf course and one in the pro shop. More amenities to care for and our resort is at least 30 years old therefore more maintenance staff is needed to maintain assets. Many of these items could only be dealt with by the Board of directors therefore it was really unfair to have the Finance Committee work on a budget they had no authority to recommend. I for one would like to apologize to them for that.

I have been saying this for some time. Our resort is having some major growing pains and it's a very difficult time. If you think being a Board member is an easy job, think again. We have a great staff and I feel we will weather this one out.

Someone mentioned to me that we needed a committee to lay out a long term plan and think about what will happen in the next 10 years that will affect our resort. Some of the issues we are dealing with right now may have been avoided if we had been thinking about the "what if" years ago.

Committee Reports

Pro Shop Committee. Ken Dahle reported \$1,218 was raised for the Golf Cart path from the "When the Pigs Fly" fundraiser. They had three contests - Obstacle Putting – Chipping to Pigs – Chipping into a Floating Pig; followed by Dinner and 9 holes of night golfing. The Kokopelli golf player/statue was approved – will be paid for by golf course activities. Adopt a hole was not approved by the committee but if you would like to adopt a hole and keep the tee box and greens looking nice you can sign up with Lee at the Pro Shop. Next BBQ will be December 12. There will be a \$1 increase due to the rising cost of food.

Election Committee. Nancy Willson Board Candidates timeline -December 1 thru 5 pick up packets – return packets and get your application notarized by December 12 – Dec 15 ballot placement and photo's – Jan 9 Friday 2 pm Meet the Candidates in the Grand Room. Two Board vacancies must be filled.

CC&R's have been Amended and Restated as the 7th Amended CC&R. This brings the CC&R's up to date with Arizona Statutes. The whole document must pass as whole document were passed for the 5th and 6th Amended CC&R's.

Maintenance/Landscape Committee. Dean Willson – metal artificial desert foliage has been ordered for the Kobe gate entrance – four trees are to be replanted – volunteers are needed on Friday January 9, 2015 for the annual barranca and outside the park wall cleanup, the L&M committee will fund lunch for the volunteers and significant in the Pro Shop – February 6, 2015 the committee will be turning the water valves on and off.

Activities Committee – Linda Sommerville reported they have bought two new Bunn Coffee units to replace the old worn out units. The Mohave High School Choir will be here Dec 1 at 7pm. Creating plans to do some upgrades in the pantry for storage. Committee approved funds of \$500 to replace cutting boards and utensils. Need volunteers to sign up – you do not have to work every event for a month.

Safety and Security – Carol Johnson reported we still need to get training classes scheduled for CPR and the AED units.

Approval of the Agenda:

Karen Schlichte moved to approve the agenda. Terry Oberst seconded. The motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of October 21, 2014 Regular Board Meeting

Agenda Item #14.11.01 approval of an Excused Absence for Ed McKeon

Agenda Item #14.11.02 approval to Remove Dave Lenske from the ACC

Larry Meier moved and Karen Schlichte seconded the motion to approve the consent agenda as presented.

The motion passed unanimously.

Unfinished Business:

New Business:

Agenda Item #14.11.03 Leo McMann moved to approve resubmitting and placing the CC&R's on the 2015 Ballot Packet Karen Schlichte seconded. Motion passed unanimously.

Agenda Item #14.11.04 Leo McMann moved to approve deleting of By-Law articles 4.1.5 and 4.1.6 and submit the By-Laws in the 2015 Ballot Packet Karen Schlichte seconded. During the discussion it was noted you will be able to vote to approve or disapprove of each article. Motion passed unanimously.

Agenda Item #14.11.05 Karen Schlichte moved to approve the 2015 budget Terry Oberst seconded. To meet expected expenses for 2015 the HOA dues/fee will increase to \$175 a month effective January 1, 2015. Motion passed unanimously.

Agenda Item #14.11.06 Leo McMann moved to approve changing the Pro Shop Mission Statement. Karen Schlichte seconded. These changes were recommended by the Governing Documents Committee. Motion passed unanimously.

Agenda Item #14.11.07 Leo McMann moved to approve changing the Newsletter Mission Statement. Traci Dahle seconded. These changes were recommended by the Governing Documents Committee. Motion passed unanimously.

Agenda Item #14.11.08 Leo McMann moved to approve changing the Utility Facilities Policy. Traci Dahle seconded. These changes were recommended by the Governing Documents Committee. Karen amended the motion to approve the policy with the two References removed. Traci Dahle seconded. Motions passed unanimously.

Director's Comments:

During the meeting many residents made comments that were not on the table at the time. These comments were – JJ Smith lot 230 maybe nobody wants to run for the Board of Directors because the BOD is intimidating; Gerry Harman Lot 547 credibility problems were in the past; Roger Wood Lot 396 get agenda out a week in advance (Leo McMann states our policy is to have agenda posted the Friday before the Tuesday BOD meeting); Roger suggested the Agenda be put in the newsletter; Ken Dahle said completing the Agenda is a very complicated process; Delma Turgeon congratulated the BOD for a good job; Linda Sommerville wanted to know if the BOD approves the budget – the answer is yes; Sally Clipperton spoke of the Budget Workshop – only 4 members in the audience; Gerry Hartman would like to volunteer to put the newsletter together; Delma Turgeon said Florence Cook used to do it and cannot do it anymore; Roger Wood is willing to help with the newsletter.

The majority of the discussions above were centered on the fact we are not getting volunteers to do activities. This could be due to the new generation of people coming into the park.

Karen Schlichte reminded everyone the need for recycling. Please no yard trimming and that even if you don't recycle please don't ruin it for those of us who do recycle. Put your garbage in the blue bins and not in the green ones as those of us who recycle want to keep those for that purpose. Janice Thompson lot 181 said take your recycle out of bags keep what you recycle loose or it gets thrown away.

Executive Session:

Adjourned to executive session at 10:44

Adjournment:

Larry Meier moved and Terry Oberst seconded, to adjourn the meeting at 11:46AM. The meeting was adjourned.

HOA/RV STORAGE INCOME & EXPENSE STATEMENT-CASH FLOW STATEMENT

Report by: Karen Schlichte Treasurer for PERIOD: Oct 1, 2014 to Oct 31, 2014

HOA & RV STORAGE	This Month Ending 10/31	Current Year to Date	Budget Year to Date	Variance with Budget
NON-ASSESSMENT INCOME				
Banking & Investment Interest	\$15.44	\$216.31	\$258.33	-\$42.02
Service Fees & Misc. Revenue	\$6,728.71	\$71,474.18	\$49,691.67	\$21,782.51
TOTAL NON-ASSESSMENT INCOME	\$6,744.15	\$71,690.49	\$49,950.00	\$21,740.49
OPERATING EXPENSES				
Personnel Expenses	\$34,045.92	\$352,252.18	\$369,465.00	-\$17,212.82
Utilities	\$46,399.87	\$466,277.03	\$461,354.17	\$4,922.86
Grounds Care	\$978.29	\$23,113.97	\$31,416.67	-\$8,302.70
Facility Maintenance	\$1,943.52	\$36,151.78	\$56,000.00	-\$19,848.22
Recreation Supplies & Maint.	\$2,230.80	\$15,127.42	\$16,250.00	-\$1,122.58
New Assets/Projects	\$0.00	\$16,281.59	\$1,666.67	\$14,614.92
Administration	\$4,737.95	\$63,419.18	\$65,333.33	-\$1,914.15
Member Programs	\$0.00	\$572.50	\$1,833.33	-\$1,260.83
TOTAL OPERATING EXPENSE	\$90,336.35	\$973,195.65	\$1,003,319.17	-\$30,123.52
MEMBER OPERATING ASSESSMENT				
Operating Assessment	\$103,678.75	\$1,036,787.50	\$1,036,787.50	\$0.00
Allocation from HOA/RV Storage	(\$83,592.20)	(\$901,505.16)	(\$953,369.17)	\$51,864.01
Allocation from Golf Course	(\$14,172.42)	(\$81,389.93)	(\$109,331.67)	\$27,941.74
NET OPERATING BALANCE	\$5,914.13	\$53,892.41	(\$25,913.33)	\$79,805.74
Reserve Assessment	\$11,326.25	\$113,262.50	\$113,262.50	\$0.00
Reserve Other Income	\$744.00	\$8,030.29	\$5,000.00	\$3,030.29
Reserve Expenses	\$175,109.83	\$298,643.07	\$157,416.67	\$141,226.40
NET RESERVE GAIN or (LOSS)	(\$163,039.58)	(\$177,350.28)	(\$39,154.17)	(\$138,196.11)
	Beginning Balance	Net Change	Ending Balance	

RESERVE BALANCE	\$966,888	-\$163,039.58	\$803,849
------------------------	------------------	----------------------	------------------

GOLF COURSE INCOME & EXPENSE STATEMENT-CASH FLOW STATEMENT

Report by: Karen Schlichte Treasurer for PERIOD: Oct 1, 2014 to Oct 31, 2014

GOLF COURSE OPERATIONS	This Month Ending 10/31	Current Year to Date	Budget Year to Date	Variance with Budget
GOLF INCOME				
Resident Fees	\$6,817.91	\$74,251.38	\$60,500.00	\$13,751.38
Non-Resident Fees	\$2,335.50	\$55,684.69	\$50,666.67	\$5,018.02
Pro Shop Sales	\$458.15	\$6,819.33	\$3,833.33	\$2,986.00
Miscellaneous Revenue	\$616.33	\$3,127.77	\$3,229.17	-\$101.40
TOTAL GOLF INCOME	\$10,227.89	\$139,883.17	\$118,229.17	\$21,654.00
GOLF OPERATING EXPENSES				
Personnel Expenses	\$10,078.95	\$107,947.81	\$107,606.67	\$341.14
Utilities	\$6,969.79	\$39,723.69	\$40,312.50	-\$588.81
Grounds Care	\$4,831.30	\$30,352.89	\$35,433.33	-\$5,080.44
Facility Maintenance	\$199.80	\$17,109.46	\$16,333.33	\$776.13
New Assets/Projects	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$2,150.90	\$21,310.20	\$22,625.00	-\$1,314.80
Pro Shop Goods	\$169.57	\$4,829.05	\$5,250.00	-\$420.95
TOTAL GOLF EXPENSES	\$24,400.31	\$221,273.10	\$227,560.83	-\$6,287.73