



RIVERVIEW REVIEW – DECEMBER 2015

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A Few Words from Ed McKeon

The Christmas season is upon us! It seemed the merchants even started decorating for Christmas before Halloween was over. What next? Start the decorating before Labor Day! For us directors, November has been very busy. I have been very busy getting the new Administrator, Boyd Kraemer, oriented to our employees, facilities, policies and procedures. He has written an article for this newsletter to introduce himself.

You should be receiving a letter shortly regarding the 2016 budget and assessment that will provide you with more details. Unfortunately, ever increasing operating and reserve costs leave your directors with no alternative but to increase the monthly assessment. After you receive the budget letter, if you have any questions, please feel free to give me a call.

As the various holidays come and go, we see more and more of our snowbird members returning so that we should be near full capacity for the next few months. Welcome to all of the returning members. Please enjoy one of the best kept secrets in Arizona known at Riverview.

I shall be returning to Michigan for Christmas and returning after New Years with Marion after her recovery from eye surgery. I wish all of you a Merry Christmas and a most enjoyable and healthy year in 2016.

P.S. For updates on park operations check the website under "Admin News"

Traci's Tidbits

I want to wish you all a very Merry Christmas and a healthy safe New Year. We are all blessed to have such wonderful friends and family. If you're traveling, travel safe and come back with happy memories.

Here is a heads up for those of you that are new and don't know. If your water line breaks on the outside of your lot past your main shut off valve by your hose spigot during non-business hours, there is a main shut off on your lot. In the front of every lot is a round 3-4 inch metal knob on the left side of your lot when valve looking out your front door at ground level. That is your shut off for your main water line to your lot. You need to screw the round knob off the pipe then down in that pipe there is the shut off valve. The shut off tool to turn off the valve is always kept at the guard shack that goes down in the hole and you turn it counter clock wise to shut the water off. The shut off tool is a tee 1/2 inch pipe welded like a tee.

Merry Christmas and a Happy New Year,

Be Safe, Traci Dahle #413

ADMINISTRATOR'S REPORT

By Boyd Kraemer

Season Greetings to all Resort Owners, Renters and Visitors!

I would like to take this opportunity to introduce myself as your new Administrator.

My name is Boyd Kraemer. I started work on November 16th, so as I am writing this article I am completing my first full week at Riverview.

As you would expect, anyone starting a new job spends the first several days getting familiar with the job's requirements, employees and facilities, which is what I have been doing. Everyone at the Resort has been very helpful, especially President Ed McKeon, with my orientation.

I earned a Bachelor's and Master's degree in public administration from South Dakota State University and the University of Wisconsin (*Go Badgers!*) I served as chief executive officer for cities in Wisconsin, Arizona, Nebraska, and Colorado, serving over 41 years in public service, retiring in 2013.

My local government career has been very rewarding, allowing me to improve communities with a variety of new infrastructure improvements (roads, water/sewer, parks/recreation, airport, buildings, and land annexation). Economic growth is very important for cities because property and sales taxes comprise much of the revenue supporting the budget. I am proud of my accomplishments in all of the mentioned categories, having a legacy of civic improvements.

My wife, LuAnn, and I visited Laughlin several years ago on a late December Riverside Casino charter flight. The weather was very warm compared to Wisconsin, so we made arrangements to return in mid-January to rent a house until March. We returned to Wisconsin deciding this was the area we wanted to live. We sold our home in August about a year and one-half ago and subsequently rented a house in the Desert Springs subdivision next to the AVI Resort. This August we finally purchased a home in the Ft. Mohave area.

LuAnn and I visited Riverview a number of times, playing the golf course and investing some time looking at properties, remarking at the wide variety of recreational facilities and excellent condition of the Resort. When I saw the advertisement for the administrator position, I felt I could be of some value to the Resort as I was looking for another opportunity to serve a local community. I have been working since I was 16 years old and having the "old-fashioned" work ethic is difficult to lose. I'm sure many of you know of what I speak. The Board called me for an interview and here I am.

2016 will be an exciting year for all of us, especially solving the challenges making Riverview the best it can be. Please take the time to introduce yourself and tell me how we can succeed together.

In closing, most of us remember President John F. Kennedy said "*Ask Not Your Country Can Do For You, but rather, Ask What You Do for Your Country*". I submit to you for us to change the word "*Country*" to "*Riverview Resort*".

Have a Wonderful Christmas and a very Happy New Year,

Boyd A. Kraemer

P.S. You can find operational updates on the web site under "Admin News" riverviewrvresort.net

STEPHANIE'S REPORT

Get Well Wishes To:

Dee Reinbolt (Knee Surgery)..... Lot 459

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #460 Reinbolt, Gary & Dee, #604 Brown, Dave & Donna #633 Luer Garth & Kathy all donated to the candy & popcorn fund for the counter.

Charley Lackey would like to thank everyone for the cards and kind words at this time. He greatly appreciated it.

There will be a celebration of life held for JC Collis Jr in the Grand Room on Sunday, Dec 6th at 1 PM.

FYI

Current magazines are welcome in the library, please take older issue's to recycling. Please no books published before 2000. no falling apart or torn books please take to the Goodwill.

Please return all DVD's & Video Tapes, Please be kind and return.

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

Also we have reduce the price of faxes to 10 cents a page.
Please remember to use right amount of soap in the new washing machine.

The Needlers

The Needlers meet Tuesday's at 10-12 in the Craft Room. Please bring your projects and join us. If you want to learn to knit or crochet, I'll teach you how. I look forward to seeing everyone.

Teresa Simmons #470 Cell-480-370-5449

Riverview RV Quilters

9AM-11:30

Friday Morning in the Craft Room.

The quilters meet every Friday morning in the craft room. Bring your projects and join us. Sometimes we have special projects we work on together and sometimes we have a class on something.

Come and join us and share what you are working on. Great quilters to visit with and share their knowledge.

Last year we made a new quilt for the multi purpose room and hope to make another one this year to replace the other one that is looking a little tired.

Nancy C. Latham Lot#193

Pro Shop Ping-Pong

Ping pong everyday except Mon,Wed, & Fri from 8:00-9:00 AM (when pro shop is open) Pro shop will open the room, Sign-up sheets to reserve table are under the table. Paddles & balls also are under the table. Table must be folded up in the corner after every session.

Safety Committee

Knox Box holder-hide a key loaned from fire department-Call 928-754-2001

Residence name badges- Go to Blue Ribbons Awards & Graphix just past surgery center on Hancock. Our logo & Riverview Rv Resort and name. Cost under \$10.00. Put your lot# and ICE# with a marking pen on back, Blue Ribbons #928-234-6735

Walk at night with flashlight & ID

On Frig, Car Person-name/ICE#/Med information

To reach Emergency: 911 landline, 928-763-1999 for cell phones/speed dial

Carol Johnson 206-719-4580 #94

MAINTENANCE/LANDSCAPE

By Dean Willson

We thank our BOD, Park Administration and Park Maintenance for completing a number of improvements this summer including our second pet exercise area just west of the pickle ball court, placing the small boulders on the sides of the maintenance roadway leading into the barranca off Kobe Drive, moving the two large concrete roadway guard blocks into the ground at the base in front of each culvert under Kobe Drive and washing these culverts clean of sand.

Common Area Landscape Improvement before year end. We also thank the BOD for approving use of the remaining 2015 budget for Maintenance/Landscape for these two improvements:

Thanks to the request from our Administrator, Boyd Kraemer, Bullhead City has approved that we can place colorful 2-foot by 2-foot boulders on top of the river rock outside the wall on either side of the Kobe gate entrance along Ramar Road to highlight the entrance and protect the wall from erratically driven cars.

Place concrete on the car parking area in front of the Dog Park at the Casablanca gate.to improve access for pets and owners moving to the walkway leading to the Dog Park gate.

Care of Trees on the Golf Course, Racket Ball Courts and Casablanca Gate Dog Park. We have removed the supporting sticks and wire-connected support to fence posts from most of these trees because they were no longer needed. We also thank Sally Barrow for the Acadia seedling tree to replace the dead tree near the Casablanca Gate Dog Park. We have requested that the dead trees near the Pickle Ball Court along the barranca be replaced with Yellow Bell shrubs since these shrubs are doing well in this area and will also serve as an erosion barrier.

Call for more members. If you are a renter or owner, and are looking for a committee that has fun making our resort common ground more beautiful and healthy, please send a letter to the BOD requesting to join. We meet on the first Monday of each month, October through April, at 2 pm in the Pro Shop Lounge.

FROM THE GOLF COURSE

By Doreen Hansen

EVENTS – The cutoff for signing up for Wednesday Men’s Day is 2:00pm on Tuesdays. The cutoff for signing up for the Thursday Scramble is 2:00pm on Wednesdays. And PLEASE remember to pay when you sign up.

Leagues are in full swing and going well. PLEASE REMEMBER - you MUST join the Association to be eligible to play in any/all of the leagues. The membership fee is \$30.00 and also allows for the 10 lunches every other week (or thereabouts) following the Thursday scrambles. If you choose NOT to join the Association and would like to join us for lunch, the cost per lunch is \$5.00. If you would like to take a lunch to someone who is not a member, whether it be spouse or significant other, relative, or best friend, the cost for that lunch is \$5.00. You cannot get one for you and one for someone else on your single-paid membership.

Though we realize the residents are owners of the golf course, this is a public course. As the course gets busier, we must stress the need for tee times. Even if you are a single, if we have 5 groups of 4 players with tee times and you walk in and expect to just “get out there,” we cannot guarantee our ability to do that. Starting on hole #7 DOES NOT alleviate the issue with the 5 tee times starting on #1. The tee times WILL have priority.

If you choose to start your round on #7 and meet golfers on #1 who have scheduled tee times, you ARE NOT playing your back nine. You are continuing your first 9-hole round. Therefore, you do not get to jump in front of anyone with tee times. You will need to wait your turn to continue your round. If you start your 18 holes on #1 and reach #1 with golfers ready to tee off, you DO get the “right of way” to complete your 18-hole round.

Please let us know if you are playing 9 or 18. Since this is a 9-hole course, we need to schedule your “back 9” and this takes a tee-time. If you change your mind while on the course, you need to come in and see if there is an opening for you to continue. If we’ve scheduled tee times in the slot that would have been your back 9, we will let the people with tee times go ahead. If you schedule 18 holes and only play 9, we need to know that as well so we can open up the time that is reserved for your back 9.

Though we understand we didn’t need to make tee times in the past, our course has been discovered! This is great for the course financially, and we need to continue to welcome outside players with grace and hospitality. Even though our residents “own” the course, it is a public golf course and everyone needs to feel welcome here.

As this is a golf course and not a park, DO NOT take walks or allow your dogs on the course at any time. Also, walking between owners’ residences as a “short cut” to, or through, the golf course is also discouraged as it is considered trespassing.

PRO SHOP COMMITTEE

By Ken Dahle, Chairman

Our Pro Shop Barbeque was another great success with 212 attendees bringing in \$950 for cart paths and other golf course improvements. There were 3 - 50/50’s totaling \$49 each. The “Putt Off” had 4 winners, 1st place Dave Shaw, 2nd Pat Matlock, 3rd Cindy Ozero and 4th Mike Ritz. All monies in the putt off goes back in prize money to the winners. Thanks to all the volunteers who prepare, serve, cook the food and those who set up and take down the table & chairs. What a bunch of GREAT people. Reminder (thanks Linda Hixon) please buy your

tickets before the day of the BBQ, it helps to know how much food to buy, but we will still have them available at the door for those who want to attend. But it costs you a dollar more.

The “Hollywood Nights” fundraiser was another big hit bringing in \$1,800 for our cart paths. Thanks to Clyde & Lez Grosz and their crew for all the hard work.

Thanks to Traci Dahle and her team who donated \$575 from the bake sale and donated to the Pro Shop Committee for improvements to the golf course.

Some of our nice chairs in the Pro Shop Lounge are broken and beyond repair so the Pro Shop Committee asked the Activities Committee and HOA to buy 24 new chairs and they both generously agreed. Thanks Jen and the Activities Committee.

John and Gail Montgomery are donating new professional hitting pads to be replaced in front of the practice net. The committee agreed to buy material for the frames and Clyde Grosz volunteered to build them. Thanks to all.

Jerry & Patty Fry along with Chuck & Brenda Watson are heading up for donations for decomposed granite for the cart paths and are currently preparing the surface to lay down the decomposed granite and grade it. Jerry Fry along with Chuck Watson, Ed Hoffer, Ron Molland, Tom Cornwall and Steve Wilburn are also helping with installation on this project.

Any donations can be given to Jerry, Patty, Chuck or the Pro Shop.

Thanks for all the great volunteers who make these things fun, if you want to help please see me. Don't forget our next BBQ on December 11th

2016 CANDIDATE INFORMATION

By Kathy Holmes, Election Committee Chair

Don't forget packets must be returned NO later than 4:00pm on Friday, December 11, 2015 to the front office.

Candidates running for one of the two (2) vacant seats on the Board of Directors must be in the Resort on the following dates:

Monday, December 14 – 3:00pm to draw Candidate names for ballot placement and photo op, which will take place in the Board Room.

Friday, January 8 - 1:30pm for “Meet the Candidates” which will be held in the Grand Room.

Other reminders in your Candidate packet:

Guidelines for the Candidates

Candidate Acknowledgement, declaring your candidacy

Candidate Filing Form

1. You have read the Articles of Incorporation
2. The 6th Amended CC&R's
3. The Feb. 24, 2015 Amended and Restated Bylaws

This must be notarized.

Remember this packet must be returned NO later than 4:00pm on Friday, December 11, 2015.

Electronic Voting

Kathy Holmes, Chairperson Election Committee

Electronic voting will be available again this year. If you would like to vote electronically please stop and see Stephanie to make sure she has your current email address on file. Also, if need more information concerning electronic voting please contact Stephanie at 928-758-5950 928-758-7809 or stop in the office. Paper ballots will, of course, be available for those not comfortable voting online.

DECEMBER ACTIVITIES

By Linda Sommerville

December 5th - (Pearl Harbor Breakfast - Racquet Club)

Social Hour - Top Shelf - Taco Salad & Pudding

December 6th - Jay Collis Memorial 1:00 P.M.

December 7th - Mohave High School choir 7 p.m.

December 12th - Strangers - Scalloped potatoes/ham with green beans and cookies

December 19th-Mark Crowe - Pizza/Salad/Dessert

December 25th- Christmas Potluck - 2 p.m.

December 26th - No Food Pat Asbury will DJ bring your own CD's and snacks - hours 5 - 7:30

December 31st - New Year's Eve - \$10 - Class Act - 8:00 p.m. - 12:30 p.m.

Menu - Break at 10 for sandwiches/snack/dessert - **tickets go on sale Thursday, Dec. 3rd at 1p.m.**

BOWLING LEAGUE NEWS

By Bobby Turner

Hello Bowlers. I am pleased to tell you that all of our teams are full now. As usual we have a great league of friendly, happy Riverview RV bowlers.

The holiday season is upon us and I would like to wish you all a Merry & Blessed Christmas.

We have had some fantastic bowling since our last report. As of the printing of this newsletter here are the statistics for high bowling:

Men's High Scratch Women's High Scratch

Randy Stephens 276 Carol Stephens 193

Bill Robinson 266 Debbie Evans 193

Larry Meier 255 Elsie Rodney 189

Dominic Messina, Carol Sanders, Warren Eck, & George Mayer of O'Leary's are the first place team at this time.

Have a Happy New Year!

Bobbie Turner - League Secretary 801 518-3422

Mel Maritz - League Vice President 928 704-6649

Allen Stewart - League President 970 275-8954

RACQUET CLUB NEWS

By Gayle Montgomery

The Riverview Racquet Club members are getting back into the swing of things. Old members and many new members are meeting on both the tennis courts and pickleball courts as early as 7:00 a.m. Monday through Saturday for that 1st game of the day. The AM time slot is considered open play for all, so come on down. Then at 9 AM the residents must sign up for court time. Come down and join us.

Mark your calendar for the annual peal, referring to the ringing of a bell. If you are referring to the outer layer of fruit, Pearl Harbor Breakfast sponsored by the Racquet Club.

DATE: Saturday - December 5th TIME: 7 to 10 AM COST: \$6.00

The breakfast will be held in the Grand Room. Tickets are sold in the club house on Tuesdays and Thursdays, in the afternoon. The menu is much like last year; breakfast casserole, homemade sweet bread, fruit cup, coffee & juice. We received many compliments, last year, on the delicious food. Come down and try it. One of the fun feature of the breakfast are the door prizes. There are some pretty nice prizes available. We are also selling raffle tickets for a laundry tower. It would be very handy in a laundry room. Ticket cost for the raffle is \$3.00. This breakfast is our clubs only fund raiser. This event allows us to buy our balls and other necessary equipment

for the courts. Hope to see you there. Don't forget - no need to cook breakfast on Saturday, December 5th. Join us in the grand room at the main club house.

Lessons are occurring in both tennis and pickle ball. The tennis lessons are held on Tuesday and Thursday mornings at 9:00AM. The pickle ball lessons are on Wednesday's at 1:00 PM. 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 or if you want to try something new - learn the rules. Come down to the courts and join us – we have fun while learning or improving our skills.

Tennis Tournament results; The November Tennis Tournament had 12 participants: 1st Place Don Hall and Terry Bahl, 2nd place Dave Scott and John Montgomery. Congratulations.

A pickleball tournament will be held in the new year. Mark your calendar for January 21 & January 22 - sign-up form is available on the pickleball bulletin board.

The tournament organizers have encouraged club members to sign up for the tournaments early. It's not fun for them to go looking for people to fill out a tournament bracket. The sign-up sheets are always posted on the bulletin boards outside the courts.

Many studies on what attributes constitute a healthy lifestyle also point to the importance of a close social network. Many of us do not have family and friends living in the area, but luckily we live in an extremely friendly community. Over the years, most of us have developed close friends, and even simply acquaintances, whom we look forward to seeing when we return from our summer residences. Or, for those who live here year 'round, we meet friends and make new friends day after day at the pool, or on the golf course or AT THE COURTS. So my advice for the month is: get out there and enjoy the friendships you have developed, and make new friends in whatever activity you choose to participate in. We all chose this wonderful community for a reason unique to each of our needs or interests but the best part, in my opinion, is the awesome friends and neighbors we have in this little oasis.

CHRISTMAS CART PARADE

By Traci Dahle

The annual Christmas cart parade will be Sunday December 6th. 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 is usually 20-30 golf carts in the parade. We throw candy have music and have a lot of 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, 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 end on Jacarta going back to the pro shop it takes about 1-2 hours. We have a dinner/pot luck after the parade for those of you in the parade. We will provide a main meat dish so 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 plasticware, bring your own drinks.

There is 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. Just show up. If you have any questions contact me. Someone mentioned is the parade too full, can they still come, it is never to full the more the merrier, if you forget to sign up still come, call if you get a chance but still come. See you then

Traci Dahle 801-971-3035 smoki1@smartfella.com

A LITTLE PIECE OF HEAVEN

The River Cities Community Theater production of “A Little Piece of Heaven” is playing on Thursday, December 3; Friday, December 4; and Saturday, December 5 at 7:00pm. There will be a matinee at 2:00pm on Saturday, December 5.

“A Little Piece of Heaven” is a Two-Act play about a couple who owns a very special second-hand store where customers can find items they’ve lost many years before. Those items can have the power to enhance and change the lives of those who’ve been searching for them.

One of our residents, Frank Pond, has a part and another resident, Doreen Hansen, is the co-director of this play. The theater is located at Colorado Place, Suite #214 (upstairs – there is an elevator available), 2580 Highway 95 – right across the street from Smart & Final.

Tickets are \$10 each. To order tickets, please call Nicole at 702-509-3091 or Susann at 928-758-4321.

Watch for information on the next production! “Harvey” will be playing the last weekend of January and first weekend of February.

Support your local theater!

JANUARY SHOWTIME

Barbara Fairchild’s vibrant personality, her love for humor and storytelling along with her extraordinary talent for singing country and gospel music make her one of the finest entertainers you will see. She has a sincere warmth that flows out of her to everyone she meets.

Barbara performs with her very talented husband, Roy Morris. They have a natural flare for comedy that is delightful to experience. They will be coming to our park January 18th at 2 p.m. in the Grand Room.

Tickets will be coming on sale, December 18th in the mail room, from 1 to 3 p.m.

Thank you and see you the end of December.

Stan & Sandy Heldt

LIONS CLUB DONATES GLASSES

By Doreen Hansen

Are you in the market for a new pair of glasses? Don’t know what to do with your old pair? Or the many pairs you find lying around the house...

The local Lions Club donates used glasses to needy children and adults who cannot afford new specs. We have placed a box on the table located next to the office. If you have any glasses you would like to donate to the Lions Club, please put them in this box. A volunteer from the Lions Club will pick them up periodically.

Thank you for your generosity! It’s a great program and your participation is much appreciated!

WELCOME TO RIVERVIEW

By Joanne & Tony Winder

There will be a party to welcome all the new people in the resort, it will be held on Wednesday December 9th, 2015 at 2:00 pm in the Pro Shop Lounge, Any new owners or renters are welcome to attend. Food, pop and water will be provided by the “Welcome to Riverview Club”, as well as some door prizes, Please BYOB

A SUCCESSFUL BAKE SALE

By Traci Dahle

I want to personally thank all you wonderful bakers and candy makers out there that donated to the Bake sale this year. I personally don't know how much time and work it takes to put together all your desserts, breads and pies. Because I can't make things as good as everyone else. So in no certain order I want to thank who helped me at the booth.

Joanne Winder, Lezlie Groz, Irene Albers, Brenda Watson, Louise Laughlin and Angela Howe. Thanks to the chefs in the park, Mary Smith, Nancy Willson, Diane Osborn, Helen "Tine" Wicklund, Vivian Sharp, Dona Daley, Margret Tsai, Glenda Holbrook, Linda Sullins, Ruby Wheeler, Marge Bartlett, Sharon Cornwall, Sally Barrows, and donations from Marion Grigoni and Patti Fry. I am so sorry if I missed any names we tried to write them down as stuff was brought in and there was some baked goods dropped off that we didn't see where they came from.

We made \$555.00 in baked goods and sold \$75.00 in cook books.

Thanks again. We really appreciate it, Traci Dahle #413

ANGEL TREE

By Dorothy Kirpach

It is time again to ask residents for help for the needy children of Bullhead City. For those who are new to this resort, we put up a Christmas tree at the clubhouse near the office with the children's names and their wish for a gift. These tags are provided to us by the Salvation Army and the parents and their children are thoroughly screened to assure they qualify that they need help this Christmas. They have a wish but would be happy with any age appropriate gift that you choose. If you choose to participate in this program you can either bring the unwrapped gift to the office and Stephanie will be there and we will deliver them directly to the Salvation Army or you may deliver them directly to the Salvation Army yourself if you chose to do so. The Salvation Army requests the gifts be unwrapped so they can inspect them before they wrap them. This is their policy. We have had very successful response from the residents and the Salvation Army appreciates the much needed help. If you have a large item or am not able to bring it to the office, we would be happy to pick it up at your residence. If you choose to make a cash donation you may drop it off with Stephanie at the office. All donations must be delivered by the end of the day on December 14, 2015. The need is great so anyway you can help will be greatly appreciated. Please contact me if you have any questions or need help.

Dorothy Kirpach Lot 524

DECORATING FOR CHRISTMAS

By Traci Dahle

I want to thank everyone who helped decorate outside for Christmas this year. We also made some great bows with Christmas balls on them to use earlier this month so we could just hang them in the cold wind.

Thanks to Chuck and Brenda Watson, Dwight Howe, Debbie Miller, Tony and Joanne Winder, Irene Albers, Chuck VanFossan, Jim Dombroske, Dean Willson, Derv Fortenberry, Dave Ryan, Les Ozero, Terry Barkell, Jack and Betty Sedgwick, Lenore Osko, Larry and June Larson, Nick and Glenda Holbrook, Mike and Cindi Merryman. We really appreciate all your help. It went so fast and looks so nice.

For those of you that want to help un-decorate we will be taking down the outside decoration Sunday January 3rd at 1 PM.

Thanks again Ken and Traci Dahle #413

HOLLYWOOD NIGHT GLOW BALL GOLF RESULTS

By Les Grosz

In the glow of a half moon and a cool breeze, we had 83 "Star Studded" golfers who braved the course in our 3rd Annual Night Glow Ball Tournament.

Everyone enjoyed all the games of chance: Putting, Chipping and a floating Oscar 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 Place John Montgomery, 2nd Place Rich Keana, 3rd Place Ken Dahle

Putting Contest-1st Place Joe Sangle, 2nd Place Larry Gaisbauer, 3rd Place Tony Winder

Hole-in-One Contest-Pat Matlock

Best Glow Cart-Rich Keana (3rd year in a row) Way to go!
Flagstick Trivia Winners-Dale Chabot, Pat Matlock, Steve James & Barb James
1st Place Team-Garth Luer, Gary & Janice Hall
2nd Place Team-Derv & Donna Fortenberry, Bob & Sally Soby
3rd Place Team-Milt Miller, Bill & Vivian Sharp
4th Place Team-Mack & Sue Pierson, Ron & Doreen Hansen
5th Place Team-Dale Chabot, Pat Matlock, Steve & Barb James
6th Place Team-Jim & Myla Dombroske, Dean & Nancy Willson
7th Place Team-Mary Smith, Leo McMann, Bill Robinson, Dave Acteson
8th place Team-Debbie Evans, Mel Maritz, Norma Hansen, Larry Gaisbauer
A Big Thank You goes out to all the Special Volunteers who helped from setting up, preparing and serving the meal, the games, setting up the course, and cleaning up. Without all of your 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 \$1800 for our cart path fund. If you haven't been to the Pro Shop/Golf Course lately, you should check out all the new concrete paths that were poured this summer.
Your donations have not only beautified our course but have made the cart paths safer.
Making Riverview a great place to call home.

PENDING BOD APPROVAL

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, November 11, 2015

Leo McMann called the meeting to order at 09:00 AM.

Present at the meeting: Ed McKeon, Gene Clipperton, Leo McMann, Traci Dahle, Gerry Hartman, Karen Schlichte and Terry Oberst.

Boyd Kraemer, Administrator.

54 Association members.

Introduction of new Administrator. Boyd Kraemer was introduced as our new Riverview Administrator. Boyd stated he is pleased to be here and looking forward to all the duties of the position.

Board Update/Comments:

Leo McMann noted there will be no ACC meeting or approvals of request on December 1 & 29, 2015 and January 5, 2016. The Friday prior to these dates the Riverview Office will be closed.

Ed McKeon said we received notice of cancellation from our Insurance. The Insurance company noted we are sponsoring Bus Trips, Happy Hours and Desert runs. Apparently they read our Web Site and determined we had insurance issues. Ed warned everyone we need to be very careful on the 'verbiage' we use in posting articles on the Web Site. We do not sponsor Bus Trips, Happy Hour should be referred to as Social Hour. Leo McMann noted we should be careful in the use of the word "Security"- we are a gated community and do not provide security like the City police force provides.

Comments to the Board:

Donna Cohoon expressed her concerns with the construction debris on Lot 397.

Jim Runkle, Lot 574, stated non-residents are still having a problem getting admittance to the Resort for Sunday Services. The Board will look into the problem..

Steve James, Lot 359, discussed the parking problem in the park. He received a parking violation. He noted many people violate our parking rule. He suggested owners be contacted first before getting a violation notice. The Board will look into the problem.

Jill Kohler, Lot 4, wanted to know where people can park. Gerry Hartman stated you can get a guest pass.

Correspondence:

Letter from Phyllis Wilburn concerning the \$1.00 per page fee for faxing was excessive. The Board will look into the problem.

Reports:

Administrator Boyd Kraemer reported:

Sorry about modem problems. The staff is working on the issues.

Treasurer Report reported by Karen Schlichte.

October month end report for HOA is as follows. Our over budget income remains the same as last month as does our under budget for personnel expenses. The utilities remains under budget because it looks like we are running one month behind on getting the bills in time to be included in the month end on water, sewer, electricity and natural gas. This will cause a delay in our year end closing of the books. The good news is that there is money available to take care of the twelve month payments, and we will be under budget on our utilities.

Grounds care is over budget because of our contracting out the trimming of the trees, we made this overage up with maintenance being under budget by one man. The rest of the accounts look okay.

Our Reserve balance is \$674,589. Adding our monthly assessment and investment interest of \$11,459 and the monthly payments of \$2,616 for the golf course equipment and \$1,844 for the Bobcat payment was the activity on this account.

The golf course was closed part of October but the income over budget remains the same as last reported. Utilities were over budget for water because of the over seeding process. The grounds care remains the same as last month, the rest of the accounts look good. I am hoping now that the golf course is open we will pick up our income.

RV storage: Other than payments being made there was one bill to Hazelwood for repairing the chain on the gate for \$191.87. Balance in the checking account is \$21,507.

Budget 2016

The staff and our Administrator have been working on the budget for next year and the Finance Committee and the the two Board Liaisons, Ed McKean and myself have been reviewing it. At the Board meeting today it is on the agenda for approval. Part of the process was to review our Reserve study. This was done by Ed McKean during the summer months with the help of the office staff who provided the list of assets. Before our Reserve study was done by outside companies but it was brought to the attention that it was outdated. Wow, that was an understatement. Updating our equipment that has been purchased the last couple of years, including the golf course equipment, the Bobcat, the new roof, pickle ball court, new exercise equipment, Smart car, road repairs, water lines and water service lines and our sewer all were included in this update. The program Ed used totals up the assets and to be funded properly we need to be 85% of the total amount of our assets. That being said our Reserve balance should be at \$1,080,785.75. By years end it was estimated our balance would be \$634,000 which would make us at 58.66% vested. This is not a pretty picture.

The association received a letter from Suddenlink, our cable TV provider that they were raising our rates \$1,398 per month for a FCC surcharge by the local broadcasting TV stations plus a 5% increase of our monthly fee plus the tax. This will increase our payment by about \$15,000 per year. Then at the last Board meeting it was voted to run the pond fountains from 9:00 in the morning to 9:00 at night at the golf course. All utilities usually increase by about 5% a year and staff wages increase about 3% a year. There will be some salary adjustments made to bring some of the staff up to local wages. All these things are taken into consideration when putting our 2016 budget together. I hope this helps you understand our process. The budget worksheet has been posted to our Riverview website for your review.

Committee Reports

Ken Dahle, Lot 424, Proshop Committee:

Our October BBQ was another great success with 200 people attending and bringing in \$727.00 profit for cart paths. We 3-50/50 winners worth approx \$40.00 each. The ever popular "Putt Off" with 5 winners. Thanks to all the volunteers who make this fun and successful. The "Hollywood Nights" night golf was another fun and successful fund raiser bringing in \$1,800.00 for our cart paths. A BIG thanks to Clyde & Lez Grosz and crew for all their hard work. The Pro Shop Committee ask the HOA and Activities Committee to purchase some new chairs for the Pro Shop Lounge for replacement of broken chairs and both agreed and are on order. Jerry Fry and Chuck Watson and their volunteers (Brian Graham our greens keeper) is also involved and starting on redoing the golf cart paths with Decomposed Granite, and are filling in low areas and pot holes with road base so they can begin putting down the granite, thanks Jerry and crew for your hard work. We are still taking donations for this project. John and Gail Montgomery has offered to donate new, professional hitting pads for our practice net. The Pro Shop Committee voted to buy material for the frames and Clyde Grosz and other committee members will build the frames and do the preparation. The Bake Sale made \$575.00 for the Proshop last Saturday Thanks to all those great bakers out there. Our next BBQ is scheduled for November 20th.

Carol Johnson, Lot 94,

Finance Committee. It has been a pleasant experience working on the budget this year with the Board and Staff. Safety Committee - looking into a program where residents can acquire name badges – safe driving class is being offered on December 2 from 9:00 – 1:15 at the Senior Center. Another call will be offered in February. We had our first meeting for the fall on 2 November 2015 with three members, our Liaison Traci Dahle along with Head of Maintenance, John Core and a visitor Lyman Henderson (189).

Dean Willson, Lot 247, Landscape and maintenance Committee

We thank our BOD, Park Administration and Park Maintenance for completing a number of improvements this summer including our second pet exercise area just west of the pickle ball court, placing the small boulders on the sides of the maintenance roadway leading into the barranca off Kobe Drive, moving the two large concrete roadway guard blocks into the ground at the base in front of each culvert under Kobe Drive and washing these culverts clean of sand.

Common Area Landscape Improvement before year end. We are requesting BOD approval to use about \$12,100 of the remaining \$15,000 approved 2015 Landscape budget for the following improvements: 1. Add six to eight colorful boulders on top of the current river rock on either side of the Kobe gate entrance to highlight this entrance. 2. Place concrete on the car parking area in front of the Dog Park at the Casablanca gate. 3. Place concrete on the car parking area in front of the Tennis Court planters just off Kobe drive.

Care of New Trees on the Golf Course, Racket Ball Courts and Casablanca Gate Dog Park. We have removed the supporting sticks and wire-connected support to fence posts from these trees because these are no longer needed. We request that the dead tree near golf course hole three be replaced. We thank Sally Barrow for the seedling Acadia tree that now replaces the dead tree near the Casablanca Gate Dog Park. Otherwise, the tress that died over the summer should be removed. We also request that the dead trees near the Pickle Ball Court along the barranca be replaced with Yellow Bell shrubs.

Semiannual Flower Planting. We will soon replace the dying warm weather flowering plants with winter hardy flowering plants in planters at the golf course, racket ball parking area and swimming pool area.

Call for more members. If you are either a renter or owner, and are looking for a committee that has fun making our resort common ground more beautiful and healthy, please send a letter to the BOD requesting to join. You can be either a renter or owner to join our committee. We meet on the first Monday of each month, October through April, at 2 pm in the Pro Shop Lounge.

Traci Dahle reported for Linda the Activities Committee voted to stain the Sun Room floor and pay for half the chairs at the Pro Shop.

Approval of the Agenda:

Gene Clipperton moved and Terry Oberst seconded the approval of the agenda.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of October 20, 2015 Regular Board Meeting

15.11.05 Adding Lyman Henderson to the Landscape Committee

Gene Clipperton moved and Terry Oberst seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

Leo McMann moved and Gene Clipperton move to remove Agenda Item No 15.10.04 Common Area behind Lot 223. Bill Bremerman explained the landscaping was installed to prevent erosion. Leo McMann stated the ACC gave him permission to maintain Common Area but they did not have the authority to grant an owner the right to maintain the Common Area. Bill Bremerman signed a current Common Area License. Leo McMann moved to approve no further action is required since the Owner signed a Common Area License. Gene Clipperton seconded. Motion passed unanimously.

New Business:

Agenda Item #15.11.01 Karen Schlichte moved and Terry Oberst seconded a motion to approve the 2016 Budget. To meet the planned budget expenditures the Home Owners Association Assessment will increase by \$5.00 per month. New HOA assessment will be \$180 a month. Motion passed with Traci Dahle opposing.

Agenda Item #15.11.02 Leo McMann moved and Gene Clipperton seconded to approve change to Property Improvement rule 1.4. The following two sentences will be added to the rule:

Project requests not specifically covered by current Property Improvement Rules may be denied via a vote of not less than five (5) members of the Architectural Control Committee. Property owners may attend an Architectural Control Committee meeting to discuss alternative solutions to any disapproved permit requests made by the Architectural Control Committee.

Motion passed unanimously.

Agenda Item #15.11.03 Traci Dahle moved and Karen Schlichte seconded to put decorator rocks on the outside to the wall on Ramar. Traci Dahle amended the motion and Karen Schlichte seconded to add the cost not to exceed \$2,000 subject to City approval. Amended motion passed with Gerry Hartman opposing. Main motion passed with Gerry Hartman opposing.

Agenda Item #15.11.04 Traci Dahle moved and Gene Clipperton seconded a motion for planting a Pineapple Palm on a Common Area behind Lot 189. Motion failed with Gene Clipperton, Terry Oberst and Traci Dahle in favor.

Agenda Item #15.11.06 Traci Dahle moved and Gene Clipperton seconded for cement paving of the parking area for the tennis courts for a cost not to exceed \$6,000. Bill Bremerman stated this park was designed with rock areas that will absorb 2 inches of rain prior to any major run off. If we start putting down concrete or asphalt we will need to consider holding areas for the water. Motion failed with Traci Dahle in favor.

Agenda Item #15.11.07 Traci Dahle moved and Karen Schlichte seconded for cement paving of the parking area for the pet exercise area for a cost not to exceed \$4,500. Motion passed with Gerry Hartman opposing.

Agenda Item #15.11.01 Leo McMann moved and Gene Clipperton seconded to approve the removal of Palm Tree on Lot 1. Motion failed unanimously.

Director's Comments:

Traci Dahle and Gene Clipperton welcomed Boyd Kraemer to our Association.

Karen Schlichte

I am sorry that I keep bringing up the garbage problems we have. We do have one recycle area. There are two bins that take recycle. I continue to see cardboard boxes and recyclable trash in our bin for large items and yard trimmings. The cardboard boxes are not broken down and they take up a lot of space. Please recycle the boxes and break them down. It was also reported that two truckloads of construction material was dumped in our bins. Please tell your contractor to dispose elsewhere. When you repair your hot water heater or replace your refrigerators have the company who brings it to you take it with them and dispose of it. Now that our resort is filling up with our winter residents our garbage will become a problem. If you get to a garbage bin and it's full please check another one and not overload the bins. If you are on your way out of the resort there is a garbage site at the end of Saipan Circle going right as you leave the resort. Please do your part and dispose of your garbage properly.

It was also brought to my attention that some of our residents did not know that they can get their router for their Internet in the office and pay a fee of \$15 a month for their Internet service! What a deal! Owners please inform your renters of this service as they are also entitled to this offer.

As the resort fills with returning residents so does our parking lots. Please park your golf cart in the areas provided for them. At the front of the clubhouse there are marked areas and if they are filled you may park at the road. The mail room parking is marked at the side of the building and please don't take up two spaces as they are limited.

Thank you for doing your part.

Executive Session:

Adjourned to executive session at 10:35.

Adjournment:

Gene Clipperton moved and Terry Oberst seconded, to adjourn the meeting at 11:26 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

Corporate Seal

PENDING BOD APPROVAL

**RIVERVIEW RESORT OWNERS ASSOCIATION - INCOME & EXPENSE STATEMENT
CASH FLOW STATEMENT**

Report by: Karen Schlichte Treasurer for PERIOD: October 1, 2015 to October 31, 2015

	October	This Month 2015	Current YTD 2015	Budget YTD Variance with Budget
EXPENSES for ALL OPERATIONS				
HOA Personnel Expenses	\$36,408.48	\$361,736.32	\$406,370.83	-44,634.51
GC Personnel Expenses	\$10,085.97	\$113,940.01	\$126,130.00	-12,189.99
HOA Utilities	\$39,698.04	\$429,953.34	\$512,500.00	-82,546.66
GC Utilities	\$7,610.17	\$40,234.02	\$43,750.00	-3,515.98
HOA Grounds Care	\$457.26	\$27,923.00	\$28,166.67	-243.67
GC Grounds Care	\$2,653.01	\$40,444.86	\$29,416.67	11,028.19
HOA Facility Maintenance	\$1,761.77	\$35,909.11	\$40,833.33	-4,924.22
RV Storage Facility Maintenance	\$191.87	\$281.87	\$4,166.67	-3,884.80
GC Facility Maintenance	\$460.19	\$10,333.26	\$15,666.67	-5,333.41
HOA Recreation Supplies & Maint.	\$629.03	\$22,407.61	\$20,416.67	1,990.94
HOA Administration	\$5,147.57	\$74,536.57	\$70,029.17	4,507.40
GC Administration	\$2,110.87	\$20,383.19	\$24,275.00	-3,891.81
HOA Member Programs	\$0.00	\$562.50	\$666.67	-104.17
Pro Shop Goods	\$497.94	\$2,150.53	\$5,000.00	-2,849.47
TOTAL OPERATING EXPENSES	\$107,712.17	\$1,180,796.19	\$1,327,388.33	-146,592.14
OPERATING REVENUE SOURCES				
HOA Revenue from Operations	\$4,376.87	\$58,078.32	\$59,912.50	(\$1,834.18)
RV Storage Revenue from Operations	\$1,191.84	\$11,913.59	\$11,912.50	\$1.09
Golf Course Fees from Residents	\$7,087.82	\$73,251.46	\$67,583.33	\$5,668.13
Golf Course Fees from Non-Residents	\$2,818.08	\$52,430.74	\$47,916.67	\$4,514.07
Golf Course Pro Shop Sales	\$470.15	\$5,364.60	\$5,416.67	(\$52.07)
Golf Course Miscellaneous Revenue	\$102.23	\$2,397.55	\$1,729.17	\$668.38
TOTAL Revenue from Operations	\$16,046.99	\$203,436.26	\$194,470.83	\$8,965.43
HOA ASSESSMENT DISTRIBUTION after Other Operating Revenues				
Total HOA Operating Assessment	110648.75	110648.5	110648.5	0
Allocation to HOA Operations	-79917.15	-895232	-1138895.83	127507.19
Allocation to RV Storage Operations	999.97	11631.72	7745.83	3885.89
Allocation to Golf Course Operations	-12939.87	-94041.52	-121592.5	27550.98
NET OPERATING BALANCE	18791.7	128845.7	-146255	158944.06
RESERVE FUND				
Reserve Assessment	\$11,326.25	\$113,262.50	\$113,262.50	\$0.00
Other Reserve Income	\$132.71	\$12,037.45	\$3,333.33	\$8,704.12
Reserve Expenses	\$4,458.76	\$101,611.23	\$91,166.67	\$10,444.56
NET RESERVE GAIN or (LOSS)	\$7,000.20	\$23,688.72	\$25,429.17	(\$1,740.45)
	Beginning	Net	Ending	
	Balance	Change	Balance	
RESERVE BALANCE	\$667,589	\$7,000	\$674,589	