



RIVERVIEW REVIEW – JANUARY 2016

NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

BOARD OF DIRECTORS

Ed McKeon, President

Gene Clipperton

Traci Dahle

Leo McMann

Gerry Hartman

Terry Oberst

Karen Schlichte

OFFICE STAFF

Administrator: *Boyd Kraemer*

Office Assistant: *Stephanie Zuccarelli*

Admin. Assistant: *Kristi Brigante*

Our Web Page: riverviewrvresort.net

A Few Words from Ed McKeon

I hope that all of you had a great Christmas. With another year behind us, I would like to once again recognize the effort our employees and the many volunteers who put forth such an effort to make this resort run as smoothly as possible and to make it look as good as it does. Without the effort of our staff the many committees and volunteers it seems that the enjoyment of this resort would not be possible. It is truly our little slice of paradise. And it remains one of the best kept secrets in Arizona.

All of you should know that your positive efforts are recognized and acknowledged with my heartfelt gratitude. Marion and I look forward to joining all of you in a few days. Thank you so much for your support.

We wish you a great New Year in 2016. May it be filled with much happiness and with good health for each of you and your families. Happy New Year to all.

ADMINISTRATORS REPORT

By Boyd Kraemer

Cheers and Happy New Year to all Resort Owners, Renters and Visitors

Wow! Where did December go? In last month's newsletter I introduced myself and my wife, LuAnn, to Riverview and here I am already writing my second newsletter article.

Christmas at Riverview

The past few weeks Riverview have been filled with the wonderful aromas and sounds of Christmas. Most notably has been the graciousness and willingness of Riverview residents to support the "Angel Tree" located by the Administrative offices. In this newsletter is a report of the number of gifts and pictures that are also posted on the main bulletin Board in the Clubhouse. Again, Thank You.

Upcoming meetings

This month I will be hosting several meetings. The first meeting will be January 12th at 2:00p.m. in the Grand Room. This meeting will be the first for the General Rules Task Force created by the Board last month. Due to time restraints, participation will be limited to only Task Force members. Residents may attend the meeting; however, comments will be heard at future meetings.

On January 14th at 2:00 p.m. in the Pro Shop lounge I will host a "listening session." This meeting will be an informal round table setting where residents and guests can voice their opinions on topics relevant to the Resort. Hopefully this venue provides everyone an opportunity to visit in a more relaxed setting. I am planning to have these sessions monthly throughout the year.

2016 Road/Parking Lots Project

2016 begins a fiscal year and your administrative staff will begin in earnest planning on implementing some of the larger budget items. The largest project is the roads/parking lots repair. Unfortunately, because the budget does not have ample funds to complete everything desired, decisions will have to be made as to the scope of the work. Roads and parking lots are among those infrastructure items everyone uses. Please keep informed so when decisions need to be made you can opine to the Board of Directors.

Annual Meeting

The Annual Board meeting and election of Board members will be February 24th. Mark your calendars and be sure to vote.

Computer Opportunity

Interesting enough I noticed the past several months the main reason (not counting buying stamps) for residents and renters visiting the office are issues with modems, routers, lap tops, I-pads and of course, computers. These electronic devices require cables, passwords and internet access, which are confusing to the many of us whom are not “computer savvy.” I believe there is an opportunity for someone in the Park to host a basic computer class. This person or persons would have the knowledge and the experience to teach others. Maybe it could be held monthly. If anyone has an interest, please contact my office.

Stay warm!

TREASURER REPORT

By Karen Schlichte

I hope you all had a wonderful Christmas and wishing you all good health and happy moments for 2016.

Our 2015 was a good year according to the month end reports for November. The HOA income continues to exceed what was budgeted by \$11,662. Personnel expenses are still under budget by \$45,970. Utilities are still running behind by a month with under budget by \$82,787, grounds care under budget by \$1,968 and maintenance under by \$5,813. Administration and professional expenses are over budget by \$6,818. Our biggest over budget was the cost for our insurance because of the two employee accidents that we had. We need to be accident free for five years for us to get a break in that cost.

I have to make an adjustment in our Reserve balance that was reported at the November Board meeting. There was an oversight, besides the two monthly payments for equipment there was a bill for the repair of the roads for \$11,326 so the corrected balance in that account is \$665,260.

The golf course income remains over budget by \$12,202. Personnel expenses are under budget by \$14,778 and utilities under budget by \$6,080. Grounds care is over budget by \$15,549 but we all know that the extra weed control, fertilization and grass seed that was used has made a big difference in how our golf course looks. Maintenance is under budget by \$5,485 and administration and professional costs are under budget by \$3,593. I am looking forward to the year end outlook.

RV storage continues to be rented at capacity with a waiting list.

TREASURER COMMENTS

By Karen Schlichte

As our resort fills to capacity it brings crowding problems. Another gentle reminder that there is parking for golf carts along side of the south side of the clubhouse. This parking area has been graveled therefore you may use that area as well. The front parking lot has several golf cart parking places. It's allowed to park in the street between the two entrances to this parking lot. Please leave the parking spaces for cars as there are limited places for them.

If you have a handicap sticker for your car please stop by the office and pick one up for your golf cart. This will help you if you have to park very close to the building. If we need more handicap golf cart parking please let us know.

For those of you who are renting you have the same rights as a homeowner expect for being a member of these committees, Architectural, Finance, Election and Governing Documents. You may be a member of the Activities Committee, Pro Shop Committee, Maintenance & Landscaping, (L & M), and Safety & Security Committee. I am sure you have some talents that can help any of these. So please join in and meet some friends and have fun too.

Should you want to join a committee stop by the office and sign up. The Activity Committee please sign up on the board just outside the Grand Room.

GENEALOGY/FAMILY RESEARCH

By Karen Schlichte

Our genealogy workshops will begin again January 4th at 1:00 in the Grand Room. If you are new to researching please contact me and I will see that you get a beginners packet. My email address is: kschlichte@hotmail.com If you have done some of the research into your family we plan on having some one on one help for you. We have found that this is very beneficial for those who have run into a road block. If you have any questions feel free to contact me at 928 444 0434. Come join a fun hobby that is enjoyed by all your family.

OBSERVATIONS BY HUE

By Gerry Hartman, BOD member

Common Sense: sound practical judgment derived from experience rather than study.

In a conversation with friends 'common sense' was mentioned. Since the conversation was geared toward our rules, my common sense told me that their common sense referred to rules.

Over the years in Riverview friends and neighbors of like minded logical reasoning have expressed their common sense views. Here are some their examples: 'If we are not going to follow the rules, why have rules?'; 'They are nice people or good friends or unfortunate people etc. we should give them a pass on the rules'; The very brash 'If you don't like the rules then leave'; 'Rules are meant for everyone else': Oh yes, the irrational rational 'Rules are meant to be broken'; and so on.

My guess is Common Sense is not so common.

Without rules, laws, regulations etc. societies would live in anarchy.

Therefore common sense tells me that rules trump (lower case 't') common sense.

Have a Happy and a Prosperous New Year

TRACI'S TIDBITS

I hope you all have had a chance to see the wonderful big boulders that are on the outside of the park fence, not only are they a way to enhance the outside and entrance to the park but they are a way to protect our fence when someone jumps the curb and hits our fence with their vehicle . Which has happened many times in the past, not only have they damaged the fence but some of the homes on the other side have also been hit, they might even save a life one day. Hopefully we can get the rest of the fence protected one day.

We also got some new parking that was gravel taken out and some cement put in, this is to lower our maintenance and this really dresses up the park working towards a 5 star park. I also had on the agenda before the board voted on the Pet exercise area parking to vote on the cement work in the parking area in front of the Tennis courts first. It's most unfortunate that the other board members decided they didn't want the park to look better in front of the Tennis courts. That was the most important to me because, you can see it from the Clubhouse as you come out the west entrance and it's on our main Kobe road. One of the arguments was we need a place for water runoff. There is a place for the water to run right into the barranca specially made for that area on the south side of the parking spaces. It was supposed to be on this year's budget but they took it out and I agreed at the time because I knew we had enough money from the 2015 budget to get these two projects done. Now if anyone wants it to happen we have to wait until the 2017 budget and if they vote to put it in the budget and then the Board votes for it you might get it by 2017-18. Plus it's going to cost more money at the time.

It's very upsetting when we and our staff are told to get bids for budget issues and if it passes through the budget, then when it goes to the board you need new bids because its 4-6 months later. Then when it goes to the Board they don't even look into the project enough to have a logical answer and just vote it down because of feelings between other Board members and not do what's best for the park. I was told by someone that I don't follow the rules that I am supposed to follow. I have always followed the rules just as much as anyone else in

the park follows the rules. In the past when I did follow the rules when it came to BOD agenda items, I was still accused of trying to be deceitful and called a liar which was so out of line and far from the truth. I found out the hard way what you put on your agenda item is one thing, if the Board members vote for it make sure you read the minutes of the meeting because the secretary at the time can change what was voted on and legally that is OK and that's what we have to go by.

Yes I did mention a 5 Star park again. I hear argument that we can never be a Star 5 park. Well then I guess I am one of the members to blame for striving so hard to make this a better place to live every year. Just because it might not ever be in the national ratings as a Star 5 Resort, but common sense says wanting this park to be a Star 5 park status is nothing to be ashamed of, and I will always work on upgrading this park, that's how you keep up with the Joneses or should I say out do the Joneses so people want to live at Riverview Resort.

Happy New Years to everyone, and many more to come. I want to welcome all the new people in the park, it's great to see all the new faces coming in and enjoying this great place we call our Resort in the Desert. We have so many wonderful friends that we have and had for years and are still meeting new ones every year to come. God bless all ones that have been here and we have lost and their family and friends. We have met so many wonderful people in over 20 years, and the best way to face that we are going to lose some as the years go is we are blessed to have them in our lives as long as we have. May you all have a healthy and safe 2016 season.

Wishing you all the very best!!

Traci Dahle #413 801-971-3035 smoki1@smartfella.com

MEET THE CANDIDATES

By Kathy Holmes, Election Committee Chair

Meet the Candidates will be held on Friday, Jan. 8, 2016 at 1:30pm in the Grand Room.

Your Candidates for the 2016 election to the Board of Directors are, Terry Oberst, Nancy Willson, John Montgomery, and Rich Harris. Two board positions are available.

Association members will be able to ask questions of the Candidates. In order to keep the meeting on track, we will follow these Question and Answer Guidelines.

Question and Answer Guidelines:

Each Candidate will have up to 3 minutes to introduce themselves

Questions for the Candidates:

- Only oral questions from the Association Members will be allowed. After an association member has raised their hand, a member of the Election Committee will provide them a microphone to ask their question.
- Each question asked may be NO longer than 1 minute in length.
- Each Candidate will be allowed 2 minutes to answer each question.
- Each Candidate will answer the question asked, rotating between the Candidates

Remember this is an opportunity to ask generalized questions of candidates please do not use this meeting to bring up personal grievances.

Following the question and answer period, refreshments will be served by the Activities Committee and Association Members will be able to pick up their Ballot Packet.

ELECTRONIC VOTING

By Kathy Holmes, Election Committee Chairperson

If you wish to vote electronically you **must** send your e-mail address to Stephanie at rvrvelection@gmail.com or stop by the office **as soon as possible**.

Voting electronically will record a vote for the same candidates on *all* lots. If you wish to vote differently for any of your lots, you will need to use paper ballots. However, there is an alternative, if you have multiple email addresses. You would need to notify the office **as soon as possible** and the electronic voting company would have to revise the software so that each of your lots is separated by your different email addresses. The office will be available to discuss the procedure and possibility of making this change. Of course, the alternative is to submit a paper ballot for each lot. When voting paper please make sure that each lot vote is submitted in a separate envelope.

The Riverview Resort office staff will send the company the lot numbers and email addresses of each owner that chooses to vote electronically. Then **votehoanow**, the company handling the electronic voting system, will send you an e-mail with their web site address and your unique and secure password. You will receive a password for each lot you own. This will allow only the registered e-mail address along with the designated password to vote in this election.

To vote Electronic, click on the “votehoanow” web sites, enter your password and start voting.

You will be shown a picture of each candidate, just click on their picture and read their resumes. There are two seats open for the Board of Directors, so you may vote for one (1) or two (2) of the candidates. Just check the Candidate of your choice.

STEPHANIE’S REPORT

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.

Thanks to all the resident for all the goodies and cards for the staff.

Please if you take a chair out of the Craft room please return them for they have lots of activities going on right now and they need the chairs in the Craft Room.

Chit Chat coffee will be every morning at 6 a.m. in the Grand Room except for Sunday.

Thank You

By Joy Collis

I would like to thank everyone for the cards, phone calls and gifts I received at Jay's memorial and a special thank you and appreciation to the following folks who made the service a comfort to me and a tribute to Jay's memory.

Pastor's David Turnquist and Cecil Durham

Music: Sherry St Andre, Nita Hatcher, David Harding, Denny and Joyce Swafford

Refreshments: Linda Sommerville, Lezlie Grosz, Lorraine Fritzler, Kay Klemenhausen, Diane Osborn and Carol Johnson

Programs: Delola Durham, Linda Hixon

Floral arrangements: Robin Norman, Les and Cindy Ozero

Readings: Revan Rogers, Marilyn Maricino

Greeters & guest book: Margie Schlachter, Kay Earnest

Door posters and announcements: Stephanie Zuccarelli

Lodgings: Betty Lawrence and Larry & Marianna Nielsen

In case I missed someone who made a special effort, please forgive me as I am still in a fragile disposition.

Riverview Resort is so blessed with kind and considerate folks who always step up to help in any situation, so I would like to take this opportunity to welcome our new manager, Boyd Kraemar and wish everyone a very happy new year.

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 DVDs & Video Tapes, Please be kind and return.

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

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

Porcelain Dolls

Starting Jan 11th at 12:00 PM in the Craft Room, the Porcelain doll class would like to invite anyone interested in making a porcelain doll. We will show you how to pour slip, clean and fire porcelain. Slip will be provided for your first doll. Take the stress out of your life and enjoy learning a new craft. For more information contact Sharon Peiffer, 616-902-1795 Lot#573 or Sharon Cornwall, 928-299-2564, Lot#93

Newcomers Meet & Greet

By Joanne & Tony Winder

The Meet & Greet held in December was a great success! We welcomed 44 new people to Riverview.

The next Meet & Greet will be held on February 10th at 4 pm at the Pro Shop Lounge. If you were unable to attend the one in December or are new to the park since then, please join us.

Food , pop, coffee & water will be provided, along with some great door prizes, Please BYOB.

Safety & Security

By Carol Johnson

Knox Box hide a key- Call 928-754-2001

Name Tags- Call Blue Ribbons 928-234-6735

Night walker- flashlights & ID with ICE#

Emergency- landline 911, cell phone 928-763-1999 put on speed dial.

Think ahead to be prepared, Questions call Carol Johnson 206-719-4580

Women's Chorus

Several years ago, we had a women's chorus under the direction of Arlene Scharich. It was a great outlet for anyone who likes to sing in the shower, hum a tune, sing along with the radio, or just sing period! We would like to resurrect the women's chorus beginning January, 2016, and ask that all gals who have an interest join us.

It's a great way to meet people, make new friends, and have a ton of fun. In addition to weekly practice, we sang at some of the nursing homes and retirement centers in the area, participated in the RVRV talent show and other park activities, went Christmas caroling in RVRV, and generally had a great time. Joy Collis will play the piano and Joyce Swaffard will direct the music. Don't worry if you can't read music; most of us can't either. For information call Joyce Swaffard 928-299-2468. Show up at the Grand Room on Tuesday, Jan 12th at 12:00

JANUARY ACTIVITIES

By Linda Sommerville

To the many who are just arriving and the rest of us that have been here for a while we hope your holidays were happy and peaceful. We welcome you back and have many events planned for the coming months. Our hope is that you will be interested in at least one event and join in the fun.

A very busy month is ahead for Riverview Residents - we start off selling tickets for three events on January 5th so get ready.

On January 16 the Activities team hosts it annual Hoe Down featuring the musical duo of Hi and Lonesome - tickets go on sale on Tuesday, January 5th in the Grand Room at 1:00 PM for \$10.00.

Also going on sale that day in the mail room will be tickets to two other events - First in the line up direct from Branson, Missouri is the singing team of Barbara Fairchild and Roy Morris - this team performs a Country and Gospel Show - the tickets for this show is \$12.00 per person. The show will be performed on Monday, January 18th at 2 PM in the Grand Room.

Another booth will be selling tickets to the ANNUAL ALL STATES DINNER - these tickets will be selling at \$3 per person to cover cost of Smiths chicken - this is a potluck event and you are asked to bring a dish to pass along with you own beverages/serving plates and silverware.

Please watch for fliers and updates on our light board in the Mail Room throughout the season - any questions don't hesitate to ask. Want to help out? Please sign up on volunteer board outside of Grand Room or if interested sign up for the Activities Team when you vote for new board members this spring - we are a fun bunch looking for fresh ideas.

BRIDGE

By Karen Schlichte

If there are some that would like to do a "refresh your bridge" meeting or if you would like to learn to play bridge please contact me: kschlichte@Hotmail.com or call me at 928 444 0434.

CHRISTMAS DECORATIONS:

By Traci Dahle

We had some wonderful volunteers that helped us put up all the decorations this year. I was glad to see all the new people come and help. Ken and I bought some more lights, bows and bulbs last year after Christmas so we could decorate a lot more of the park. It was nice to have the all the stair cases around the club house decorated with lights, bulbs and big red bows. We did go and buy some more this year so we have plenty for next years 2016 Christmas season. Thanks to the people that showed up that undecorated all the outside lights on the building, bows, garland and the trees at the Pro Shop. Everyone pitched in and we were done in less than an hour. Thanks to Chuck Watson, Les and Cindy Lezero, Larry and June Larson, Tony and Joann Winder, Dean Wilson, Harold Bouse, Dave Ryan, Lenore Osko, and Joy Wagner. Happy New years and we will do it again next year.

PRO SHOP COMMITTEE

By Ken Dahle, Committee Chair

Hi all, hope everyone had a Merry Christmas and Happy New Year.

We had another fun and successful Pro Shop BBQ. We sold 216 tickets and made \$929.00 profit to put back into improving the cart paths and other improvements. There were three 50/50's of \$56 each. Our ever popular "Putt Off" had 5 winners and out of the 5 who qualified for the prize money, 4 had a hole in one. The winners were: 1st place Burdette Storey, 2nd place Norm Lykken, 3rd place Cindy Ozero, 4th place George Loewen and 5th place Doug Erickson. CONGRATULATIONS. Thanks again to all the volunteers who prepare the food, cook the burgers, serve the food, set up and take down tables and chairs and sell tickets to make this such a fun event, and Thank You for attending.

The Decomposed Granite is all in place and a Big Thanks to Jerry Fry and all the volunteers who worked many hours to get this important project done and a Big Thank You for all the donations who made it possible.

I forgot to put the names of the "Putt Off" winners for the March 2015 and I apologize for having a "senior" moment but better late than never. The winners were 1st place Joe Young, 2nd place Do not know his name, 3rd place Norm Lykken and 4th place Maggie Brown CONGRATULATIONS.

Next BBQ will be January 29th with serving starting at 11:30 AM till 12:30 PM

Brian Graham has painted our new Yard Markers and put them in, looks great, thanks Brian and your crew.

Also, don't forget to sign up to be on the Pro Shop Committee when you vote or anytime in the office, we need volunteers.

ANGEL TREE SUCCESS AGAIN.

By Dorothy Kirpach

First, I want to thank all of our wonderful resort members who were so generous again this year. Our members donated a total of 241 gifts which was the largest number that we had received in previous years including several monetary gifts that we delivered to the Salvation Army. The gifts ranged from clothing, toys, learning toys, books, art supplies, bicycles, dolls, and everything in between. Some of our members delivered their gifts directly to the Salvation Army and I thank them for their help. The Salvation Army appreciated the much needed gifts. I would like to thank Stephanie for all of the wonderful help she provides to us to help make this a success again this year. Again thank you to all of our generous members who made Christmas a very happy experience for these children in need. Posted in the picture frame in the hall are pictures of the gifts. We enjoy being involved in this great Christmas event also.

BARBARA FAIRCHLID

Direct from Branson Missouri! 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 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. See them in our Grand Room on January 18th at 2 p.m. Tickets will go on sale January 5th in the mail room.

Sandy Heldt 612-616-9024

RCCTP

By Doreen Hansen

The **River Cities Community Theater Players'** next production is "Harvey." Many of you will remember the movie with Jimmy Stewart and his invisible "Pooka" friend, a 6 1/2' white rabbit that only Elwood P. Dowd can see. The movie was adapted from the play by the same name.

The dates and times for this show are Thursday, January 28, Friday, January 29, and Saturday, January 30 at 7:00pm; Sunday matinee, January 31 at 2:00pm; Friday, February 4, Saturday, February 5, and Sunday, February 6 at 7:00pm.

The theater is located at 2580 Highway 95 (across of Smart & Final), Suite 214 (upstairs) in the Colorado Place building. There is an elevator available.

For tickets, please contact Susann at 928-758-4321 or Doreen Hansen at 928-542-6905 (lot #47).

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!

HORSESHOES

By Paul Lange

Players from Lake Havasu, Bullhead City and Riverview participated in the first Tournament of the season.

Tim Beadle of Bullhead City finished in 1st Place following a play-off game. Paul Lange of Riverview finished in 2nd Place with Don Smith of Bullhead City in 3rd Place.

The next Tournament will be held on Saturday, January 10th at 10:00 AM

BOWLING LEAGUE NEWS

By Allen Stewart

Happy 2016 Bowlers!

Following is what has been happening on the lanes since Nov. 30th until Dec. 21:

W.D. Allen and Warren Eck both picked up the 4-7-10 split.

High Scratch scores - Paul Lange had a 257 game and 630 series. Dale Watson had a 237 game, John Peterson had a 227 game. Linda Sullins had a 208 game and a 526 series. Debbie Evans had a 201 game and 548 series and Phyllis Wilburn had a 191 game.

The handicap leaders so far this season are as follows:

High handicap series: Laura Steele 733, Darlene Symes 716, Allen Stewart 719 and Jon Laughlin had a 691.

High handicap game: Joyce Federico 263, Judy Shaw 251, Bill Robinson 310 and Robert Campbell 290.

First Place Team: Rock & Roll (Steve Wilburn, Phyllis Wilburn, Norma Hansen, and Debbie Evans)

Congratulations to all of the above & good luck to all in 2016.

REMEMBER, there is no bowling on Monday, January 18, 2016.

RACQUET CLUB NEWS

By Gayle Montgomery

The highlight for the Racquet Club in December was the Pearl Harbor breakfast. Thank you Riverview for supporting us and enjoying a wonderful breakfast. It wouldn't have been possible without the tremendous group of Racquet Club volunteers who put it all together. Two couples were primarily responsible for it's success: Jim and Pat Runckle and Pam and Chet Sobolewski. You four are awesome, the Racquet Club can't say THANK YOU enough. Of course, there were many other members who sold tickets, cracked eggs, baked sweet breads and did the heavy lifting of setting up and cleaning up. Thanks to all the Racquet Club members who pulled together in their usual team work style. For those of you who purchased tickets for the special raffle, the laundry tower, you may be wondering who won it. The winners of the laundry tower: Garth and Kathy Luer. Congratulations Garth and Kathy. We hope you all enjoyed the breakfast and friendship we shared.

The Riverview tennis players had a one day tennis tournament. They invited the Kingman Tennis Club down for a little competition. We had six doubles teams each. The teams were so evenly matched that many of the games and sets were decided by duce points and tie breakers. The weather was cooperative and we had a good turnout of spectators. There will be a January tournament, watch for the signup sheets.

Pickleball players - don't forget to sign up for the January tournament. The Riverview Pickleball players are down at the courts almost every morning. It's a great way to get your day started. Don't forget there is a pickleball social every Sunday afternoon starting at 3:30.

Lessons are continuing on both the tennis courts and the pickleball courts. It's never too late to come down and join in on the fun.

As we move into the new year and perhaps make resolutions to adopt a healthy life style, do you think about turning over a new leaf and maybe trying to find out what kinds of fitness equipment they have in the club house or maybe trying pickleball or take a walk around the park a couple days a week? I have read that about a zillion people make resolutions that relate to fitness around the New Year and about three quarters of a zillion of them don't stick to those resolutions past six weeks. Why don't we stick with those good resolutions? Psychologists have found we are more likely to succeed if we break our resolution into smaller goals that are specific and time based. In-other-words make the change small and manageable. Break your resolution down into small bite size steps. Don't make it overwhelming. I am going to take my own advice and try to take baby steps to become fit and eat less junk food. It starts with me believing in myself. As Teddy Roosevelt said "Believe you can and you're half way there".

Happy New Year Everyone. Hope to make new friends and reconnect with old ones down on the courts in 2016.

FROM THE GOLF COURSE

By Doreen Hansen

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. Even if you have permission to walk between houses, you are still walking across the golf course while others are playing. PLEASE use the outer roads to get to the golf course. As convenient as it may be for you, it's disconcerting to the golfers and dangerous for you.

As residents of this park, we need to be aware of our actions. If others, especially new residents, see us break the rules (such as walking across the golf course), they tend to emulate those actions. We all need to be good examples of courteous and considerate behavior.

Standing tee times... We would love to make standing tee times for golfers. However, if you are unable to make your tee time, we would greatly appreciate the courtesy of your call (the day before or morning of) to cancel. This will allow us to open that tee time to other golfers. This is especially crucial during the months of January, February, and March. If you have a standing tee time and do not call or show up three times, we will cancel your standing. Please treat our golf course and its team with the same consideration and respect you would show at any public golf course. Thank you!

We have a new part-time employee at the golf course! Please welcome Kevin Brown to our maintenance team.

The cart paths look great! We've put decomposed granite throughout the course and the result is excellent. Thanks to the Pro-shop Committee. Jerry Fry and the many others who volunteered to help spread the gravel.

Holes in one for December

Ron Hatcher, Les Ozero and Jim Dombroske

LADIES' DAY LEAGUE RESULTS:

By Doreen Hansen

Tuesday, Dec. 1 – Score Minus Putts

1st Place: Sally Soby (low); Gayle Montgomery (middle); Brenda Wilson (high)

2nd Place: Gloria Carbert (low); Mars Mintz (middle); Gail Lozier (high)

3rd Place: Louise Macnab (low); Chris Moland (high)

4th Place: June Larson

Long Putt: Burdette Storey

KP: Sally Soby

Tuesday, Dec. 8

1st Place: Sally Soby (low); Mary Shimon (middle); Linda Sommerville (high)

2nd Place: Darlene Symes (low); June Larson (middle); Mars Mintz (high)

3rd Place: Cindy Ozero (low); Elaine Chabot (high)

4th Place: Anita Fiset

Long Putt: Pat Asbury

KP: Brenda Wilson

Tuesday, Dec. 15 – Scramble

1st Place: June Larson, Sherry Shangle, Les Grosz, Nancy Willson

2nd Place: Ruby Wheeler, Anita Fiset, Darlene Symes

3rd Place: Cindy Ozero, Debbie Evans, Burdette Storey, Linda Sommerville

4th Place: Joanne Winder, Chris Moland, Linda Hixon

Tuesday, Dec. 22 – Two Free Mulligans

1st Place: Sally Soby (low); June Larson (middle); Patty Fry (high)

2nd Place: Debbie Evans (low); Mary Shimon (high)

3rd Place: Marcia Shumway

Long Putt: Mary Shimon

KP: Sally Soby

MEN'S DAY & SCRAMBLE RESULTS

By Doreen Hansen

Men's Day – Dec. 2

1st Place: Bob Soby, Doug Erickson, Ken Stripling, Chuck Watson

2nd Place: Joe Shangle, Gordon Parlette, Ron Hatcher, John Larson

3rd Place: Pat Matlock, Don Hawley, Steve James, Butch Bergeron

Long Putt: Rich Keana

KP: Terry Oberst

Scramble – Dec. 3

1st Place: Pat Matlock, Sue & Mac Johnson, Ken Stripling, Rich Roland

2nd Place: Chris Peterson, Brenda & Wayne Wilson, June & Larry Larson

3rd Place: Sherry & Joe Shangle, Dean Willson, Bill Kennedy

4th Place: Darlene & Virgil Symes, Barb & Steve James, Jim Espinoza

Long Putt: Shirley Naccarato

Women's KP: Joanne Winder

Men's KP: Joe Shangle

Men's Day – Dec. 9

1st Place: Ron Hansen, Les Ozero, Bob Shumway, Gordon Parlette

2nd Place: Bob Soby, Allan Macnab, Jack Sedgwick, Ron Hatcher, W.D. Allen

3rd Place: Bill Robinson, Doug Erickson, Chuck Watson, Don Hawley, Don Merk

Long Putt: Mike Ritz

KP: Bob Soby

Scramble – Dec. 10

1st Place: Chris & Ron Moland, Sharlene & Ron Pajak, Annabelle Winfrey

2nd Place: Larry Meier, Shirley & Jim Naccarato, W.D. Allen, Dick Esch

3rd Place: June & Larry Larson, Cathy & Ed Hofer, Mike Sulier

4th Place: Ron Hansen, Dee Hunter, Don Hawley, Debbie Evans, Ken Stripling

Long Putt: Ken Stripling

Women's KP: Clara Anderson

Men's KP: Harold Bouse

Men's Day – Dec. 16

1st Place: Harold Bouse, Ken Stripling, Ed Hofer, Derv Fortenberry
2nd Place: Bill Robinson, Del Cheaters, George Loewen, Jon Laughlin
3rd Place: Bob Soby, Emmet Moberg, Terry Oberst, Butch Bergeron
Long Putt: W.D. Allen
KP: Bob Soby

Scramble – Dec. 17

1st Place: Cindy & Les Ozero, Shirley & Jim Naccarato, Tom Cornwall
2nd Place: Darlene & Virgil Symes, Marcia & Bob Shumway, Ron Rogers
3rd Place: Mike Buttram, Nita & Ron Hatcher, Don Hawley
4th Place: Ron Hansen, Dale Chabot, Tom Hagadone, W.D. Allen
Long Putt: Ron Hatcher
Women's KP: Cindy Ozero
Men's KP: George Loewen

Men's Day, Dec. 23

1st Place: Bob Shumway, Milt Miller, Larry Gaisbauer, Jon Laughlin
2nd Place: Bob Soby, Paul Friesen, Ed Hofer, Del Cheaters
3rd Place: Ron Hansen, Dave Shaw, Bill Sharp, Terry Stonehouse
KP: Mike Buttram

Scramble, Dec. 24

1st Place: Sally & Bob Soby, Charles Simmons, Jeff Clark, Dave Acteson
2nd Place: Bill Robinson, Linda & Darrel Hixon, Gordon Parlette, Rich Roland
3rd Place: Cindy & Les Ozero, Patty & Jerry Fry
4th Place: Myla & Jim Dombroske, Dale Chabot, Jerry Singleton, Clint Brooks
Long Putt: Milt Miller
Women's KP: Cindy Ozero
Men's KP: Jerry Singleton

PENDING BOD APPROVAL

RIVERVIEW RESORT OWNERS ASSOCIATION - REGULAR BOARD MEETING MINUTES

Tuesday, December 8, 2015

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

Present at the meeting:

Board of Directors: Ed McKeon, Gene Clipperton, Leo McMann, Traci Dahle, Gerry Hartman, Karen Schlichte and Terry Oberst.

Boyd Kraemer, Administrator.

Kristi Brigante, Administrative Assistant

56 Association members.

Board Update/Comments:

Leo McMann stated we have added an extra workload on the staff by having them administer the distribution and control of the internet Modems. Residents may have problems getting them working due to Suddenlink problems or problems with their personal computer. Some residents feel they are getting a WIFI system which is not the case. If you want WIFI you need to purchase a router that attaches to the Modem supplied by the office. Be kind and patient.

Gerry Hartman provided information on the Star System.

Comments to the Board:

John Montgomery, Lot 201, announced the Racquet Club is hosting a tennis match with Kingman – 6 matches starting at 3pm on Thursday December 10, 2015.

Faye Owings, Lot 471, noted the Reserve Fund is down from a high of over a million dollars. Need to get this restored so we can keep improving the Association.

Mike Merryman, Lot 122, addressed the proposed changes to the General Rules. He is in favor of allowing guests in the park, he does not support the recommended changes, does not support limiting lawn ornaments.

Nancy Willson, Lot 247, did not support limiting the use of the Racquet Courts.

Mark Young, Lot 414, discussed issues with the document that was distributed concerning Lot 189 – the owner has put his lot up for sale. He stated some people claim Lot 268 should be sold as a vacant lot and the structures on the lot should be removed. This has no merit. He also wants the ACC to inspect lots when the lots are first listed and also wants personnel on the ACC to be friendlier.

John Montgomery, Lot 201, stated the property that Mark Young was trying to sell was on the PUE.

Angela Howe, Lot 65, stated this was an RV park in the beginning and is now primary homes for many residents. She feels the ACC is doing a good job enforcing rules fairly.

Bruce Knutson, Lot 121, said he had to do his own investigation on lots – he looked at many properties before buying and passed on many properties due to issues. He feels Realtors should do the investigating and pass the information on to buyers.

Fran Harris, Lot 99, referenced the Arizona State Statutes – there is no obligation to list any violations over six (6) years old.

Correspondence:

None

Reports:

Administrator Boyd Kraemer reported:

Golf Course pond aerator #3 should be installed December 7-8. Parts for Aerator #2 were ordered with 1-2 weeks for delivery.)

Entrance Gate Landscaping scheduled for this week Wednesday as well as the concrete work at the east Dog Park area parking area:

Bullhead City Engineering Department was contacted in reference to a recent newspaper article regarding the improvement of Goldrush to North Oatman Road. The Administrator will be meeting with City staff to investigate as to any traffic or construction implications for the Resort.

Thanks to our many volunteers, the golf cart improvement project is well underway to completion. A non-working refrigerator in the Pro Shop kitchen area will also be replaced shortly.

Residents not using the coupon books for Association monthly dues payment should contact the administrative office no later than this Friday at 4pm. We do not want to print and mail booklets that are not going to be used to save printing/mailing costs. Your cooperation is appreciated.

With pending Board approval, the office hours will change from 7:30am to 4:00pm with lunch closure from 12:00-12:30 in an effort to better serve the residents in the middle of the day.

Treasurer Report reported by Karen Schlichte.

Because the Board meeting is so early in December and because of the holiday the November month end reports are not available. My report will be included in the January newsletter.

I do have a balance for our Reserve. Adding our monthly assessment and interest of \$11,463 and payments for the golf course equipment of \$2,616 and payment for the bobcat of \$1,844 our balance is \$681,592.

The Finance Committee made a recommendation to move \$20,000 from the RV storage checking account and \$60,000 from the Golf Course credit card checking account to the operating account. This is done once a year at year end.

The 2016 budget has been mailed out and those who are in the resort please check your in-house mailbox for the report. The monthly assessment was increased to \$180. \$159 will go to the operating account and \$21 will go to the Reserve account. With this increase going to the Reserve account the annual assessment will be \$175,644. We have budgeted expenses of \$141,020.

I always like to remind everyone a budget is an estimate of our income and expenses and not set in concrete. We can never estimate exactly even though we would like to.

May the joys and blessings of the holiday season be yours throughout the New Year! Please stay healthy as well.

The Finance Committee needs members so if you have a financial background please consider signing up for this important committee.

Committee Reports

Ken Dahle, Lot 424, Proshop Committee:

We had another successful BBQ on November 29th with 212 people attending, thanks to all the volunteers who make this happen. There were 3 50/50 winners and 4 winners in the "Putt Off". 1st place Dave Shaw, 2nd place Pat Matlock, 3rd place Cindy Ozero and 4th place Mike Ritz.

Our next BBQ will be held on December 11th; please purchase tickets early so we can get a head count for food.

Jerry Fry and his crew are finishing up the placement of Decomposed Granite on the cart paths and will be done shortly, Thanks Jerry and your crew.

The HOA and Activities Committee replaced 24 of the broken chairs in the Pro Shop Lounge, thank you.

Brian Graham and his crew will be installing the "Yard Markers" paid for through fund raisers and private donations, another thank you.

Carol Johnson, Lot 94, encouraged everyone to buy and wear name tags.

Dean Willson, Lot 247, announced the annual barranca cleanup is scheduled for January 15, 2016 – lunch following the cleanup will be provided at the Proshop.

Traci Dahle reported for the Activities Committee - the Sun Room floor should be done this week end.

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 November 17, 2015 Regular Board Meeting

15.12.12 Adding Sherry Oberst to the Election Committee

Karen Schlichte moved and Gene Clipperton seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

None

New Business:

Agenda Item #15.12.01 Leo McMann moved and Gene Clipperton seconded to approve the Association remove the stump on Lot 150 and replace it with a new Palm Tree at a cost not to exceed \$400. Motion failed with Leo McMann in favor.

Agenda Item #15.12.02 Leo McMann moved and Gene Clipperton seconded to approve the disposal of three surplus used couches by sealed bid to the highest bidder. Motion passed unanimously.

Agenda Item #15.12.03 Ed McKeon moved and Gene Clipperton seconded to approve the revised General Rules. Had a lot of discussion from Board members and residents. No one was in agreement with the proposed changes. It was recommended this agenda item NOT be passed and a task force be set up with workshops where all residents could provide input. Motion failed unanimously.

Agenda Item #15.12.04 Karen Schlichte moved and Gene Clipperton seconded to approve charging residents who do not use direct debit \$6.00 for the printing and mailing out of coupon books. Motion passed unanimously

Agenda Item #15.12.05 Ed McKeon moved and Karen Schlichte seconded to approve the 2016 Holiday Schedule. Holidays for 2016 will be New Year's day Jan 1; Memorial Day May 30; Independence Day July 4; Labor Day September 5; Thanksgiving and day after Thanksgiving November 24, 25; Friday before Christmas Eve Day and day after Christmas Day December 23, 26; day before New Year's Eve Day December 30. Motion passed unanimously.

Agenda Item #15.12.06 Leo McMann moved and Terry Oberst seconded to approve the Ballot Procedure document as prepared by the Election Committee. Motion passed unanimously.

Agenda Item #15.12.07 Leo McMann moved and Karen Schlichte seconded to approve the Annual Meeting Procedure document as prepared by the Election Committee. Motion passed unanimously.

Agenda Item #15.12.08 Leo McMann moved and Ed McKeon seconded to approve the Election Committee Policy as prepared by the Election Committee. Motion passed unanimously.

Agenda Item #15.12.09 Ed McKeon moved and Gene Clipperton seconded to approve the Administrators 2016 Work Plan. Motion passed unanimously.

Agenda Item #15.12.10 Karen Schlichte moved and Gene Clipperton seconded to approve the Administrator proceed with the selling of Lot 156. Motion passed unanimously.

Agenda Item #15.12.11 Karen Schlichte moved and Terry Oberst seconded to approve changing the Administrative Office hours to 7:30am-4:00pm with lunch closure from 12 noon -12:30pm, effective 12/10/15. Motion passed unanimously.

Director's Comments:

Ed McKeon and Traci Dahle wished everyone a safe and happy holiday.

Karen Schlichte - Now that we have more residents in the resort I would like to mention again the importance of those who live along the barranca to have motion lights placed in back of their homes. We hope this will defer break-ins and keep the wild animals away. The Bobcat has been seen in the barranca and walking along the back yard of lot 259, and along that area. These lights can be bought at Lowes or Home Depot for about \$20. They are solar/wireless lights. Then be sure to leave them on. Please remind your neighbor and let's not have any more break-in problems like we did this last summer.

A gentle reminder that you must take your recycle out of the bag, it must be loose or the bag will be thrown away once it makes the recycle area because a closed bag is considered unsafe. Please break down your boxes!

Executive Session:

Adjourned to executive session at 10:41.

Adjournment:

Karen Schlichte moved and Traci Dahle seconded, to adjourn the meeting at 11:05 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

RIVERVIEW RESORT OWNERS ASSOCIATION INCOME & EXPENSE STATEMENT CASH FLOW STATEMENT

Report by: Karen Schlichte Treasurer for PERIOD: November 1, 2015 to November 30, 2015

	This Month November	Current YTD 2015	Budget YTD 2015	Variance with Budget
EXPENSES for ALL OPERATIONS				
HOA Personnel Expenses	\$41,839.06	\$403,575.38	\$447,007.92	(43,432.54)
GC Personnel Expenses	\$10,831.73	\$124,771.74	\$138,743.00	(13,971.26)
HOA Utilities	\$51,262.83	\$481,216.17	\$563,750.00	(82,533.83)
GC Utilities	\$1,810.63	\$42,044.65	\$48,125.00	(6,080.35)
HOA Grounds Care	-\$332,554.03	\$29,182.29	\$447,007.92	-\$417,825.63
GC Grounds Care	\$9,345.53	\$49,790.39	\$32,358.33	17,432.06
HOA Facility Maintenance	\$3,194.76	\$39,103.87	\$44,916.67	(5,812.80)
RV Storage Facility Maintenance	\$0.00	\$281.87	\$4,583.33	(4,301.46)
GC Facility Maintenance	\$1,415.19	\$11,748.45	\$17,233.33	(5,484.88)
HOA Recreation Supplies & Maint.	\$1,010.01	\$23,417.62	\$22,458.33	959.29
HOA Administration	\$9,971.16	\$84,507.73	\$77,032.08	7,475.65
GC Administration	\$2,911.65	\$23,294.84	\$26,702.50	(3,407.66)
HOA Member Programs	\$0.00	\$562.50	\$733.33	(170.83)
Pro Shop Goods	\$267.18	\$2,417.71	\$5,500.00	(3,082.29)
TOTAL OPERATING EXPENSES	(\$198,694.30)	\$1,315,915.21	\$1,876,151.75	(\$560,236.54)
OPERATING REVENUE SOURCES				
HOA Revenue from Operations	\$6,292.45	\$64,370.77	\$65,903.75	(\$1,532.98)
RV Storage Revenue from Operations	\$1,191.77	\$13,105.36	\$13,103.75	\$1.61
Golf Course Fees from Residents	\$11,510.16	\$84,761.62	\$74,341.67	\$10,419.95
Golf Course Fees from Non-Residents	\$4,248.41	\$56,679.15	\$52,708.33	\$3,970.82
Golf Course Pro Shop Sales	\$606.10	\$5,970.70	\$5,958.33	\$12.37
Golf Course Miscellaneous Revenue	\$145.06	\$2,542.61	\$1,902.08	\$640.53
TOTAL Revenue from Operations	\$23,993.95	\$227,430.21	\$213,917.92	\$13,512.29
HOA ASSESSMENT DISTRIBUTION after Other Operating Revenues				
Total HOA Operating Assessment	110648.75	1217136.25	1217136.25	0.00
Allocation to HOA Operations	-102244.66	-997194.79	-1252785.42	126849.09
Allocation to RV Storage Operations	1191.77	12823.49	8520.42	4303.07
Allocation to Golf Course Operations	-10072.18	-104113.70	-133751.75	29638.05
NET OPERATING BALANCE	-476.32	128651.25	-160880.50	160790.21
RESERVE FUND				
Reserve Assessment	\$11,326.25	\$124,588.75	\$124,588.75	\$0.00
Other Reserve Income	\$137.05	\$12,174.50	\$3,666.67	\$8,507.83
Reserve Expenses	\$20,791.76	\$120,609.49	\$100,283.33	\$20,326.16
NET RESERVE GAIN or (LOSS)	-\$9,328.46	\$16,153.76	\$27,972.08	-\$11,818.32
	Beginning	Net	Ending	
	Balance	Change	Balance	
RESERVE BALANCE	\$674,589	-\$9,328	\$665,260	