



RIVERVIEW REVIEW – JANUARY 2017

NEWSLETTER STAFF

Editor: *Louise Laughlin*

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Office Assistant: *Stephanie Zuccarelli*

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Office Assistant: *Susie Thurston*

Our Web Page: riverviewrvresort.net

Mission Statement: To provide monthly information to the residents on resort operations and activities, including articles from; board of directors, management, standing committees and recognized clubs, reflecting a positive nature of the resort and its activities.

A FEW WORDS FROM ED MCKEON

First of all, I hope all of you had a great Christmas season. It is that time for us to reflect on the past year. We would be remiss if we did not take the time to express our gratitude for the efforts of our many volunteers that donate their time to assist, in many ways, in the operation of this fine resort. Also, our employees need to be recognized for their effort to maintain this resort so that it looks as good as it does. The resort is aging and, as such, seems to need more and more attention. Without the effort of our staff and the many committees and volunteers it seems that the enjoyment of this resort would not be possible. As our employees and volunteers know, it is difficult to maintain this facility to meet the expectations of all owners and renters. That does not seem to deter our employees and volunteers from attempting to satisfy as many residents as possible. THANK YOU to all of our employees and volunteers.

All volunteers and employees should know that their positive efforts are recognized and acknowledged with my heartfelt gratitude. Marion and I look forward to rejoining all of you in a few days. Thank you so much for your support throughout the year. It is our wish that the year 2017 is all that you expect it to be and that it is filled with happiness and good health for each of you and your families. Happy New Year to all.

TREASURER COMMENTS

By Karen Schlichte

Well here I am again; “recycle” “recycle”! Please remember that when you are putting your recycle in the green bins take it out of the plastic bag! Our recycle is trucked down to Phoenix where it's hand sorted so when they come to a closed plastic bag it goes into the trash as they are instructed not to open the bag because of safety. So, your recycling efforts have been wasted because you didn't remove it from the plastic bag.

As the winter unfolds we expect more residents to join us so if you think it's busy now, just wait. So, for those who come to the clubhouse in their golf cart please make the effort to check the front parking lot and the south side of the clubhouse for parking your golf cart. Try and leave the parking places for cars as they don't have any other place to park. If need be in the front parking lot on the street parallel to the planter you may park either golf carts or cars there. It brings joy to my heart to see so many enjoying our amenities.

Wishing you the very best for 2017!

NOTES FROM NANCY

Board Directors

This past year has flown by; it's hard to believe we will be electing three new members to the Board of directors this February. The candidates running for office are, Phyllis Wilburn, Linda Hixon, Doreen Hanson and Vic Sucher. How fortunate Riverview Resort is to have such qualified candidates willing to serve on the Board of Directors. Just a reminder that the Election Committee is sponsoring a Meet the Candidates meeting on Friday January 13, 2017 at 1:30pm in the Grand Room; this will give all owners an opportunity to ask questions of the candidates and pick up their Ballots.

The three Board Members leaving are Ed McKeon, Gene Clipperton and Karen Schlichte , they will be greatly missed, for their expertise and the hours they have spent working to keep Riverview Resort finically sound, in

compliance with Arizona Statutes and fantastic place to live. When you run into them please take a moment to thank them for all they have done for our Resort.

Another important date to remember is that our Attorney Augustus Shaw will be here on January 18, 2017. He will be giving a presentation called "Don't Hate the Player, Know the Game". It will be an outline of the responsibilities of an HOA Board of Directors, Administration and Homeowners. After his presentation, there may be time for some question, so if you have a question for Attorney Shaw please submit them to the office before January 11, 2017, by doing this we may be able to have more of your questions answered.

The Task Force Committee has been busy going through reams and reams of paper trying to get the Association rules and policies understandable, enforceable and consistent with each other. Just be patient with the committee and when they send out a document for the owners to look over please take the time to read it and send any suggestions to the Task Force Committee.

One more thing I just want to thank Stephanie Zuccarelli, Ed McKeon, and Jennifer Myers, for all the help in my transition as Board Secretary and our residents for being patient with me in getting the Board Minutes and the Agenda Items published.

ADMINISTRATOR'S REPORT

By Jennifer Myers

Happy New Year! I hope everyone had a wonderful holiday season. I had a fantastic Christmas with ALL of my kids and grandkids in one place. Something that hasn't happened in several years.

We had a great response from the Angel Tree program and the donations for the fire department. I would like to say that we have the most loving, caring residents in the world and all was appreciated.

Reminder that when you mail something to the office, please put "OFFICE" in the address section as we are still having issues with the post office.

The association attorney will be here on January 18, 2017 @ 1:00 for the yearly meeting with him. He will give a presentation regarding HOA's and then if there's time, he will answer questions. It always helps to have the questions in advance, so if there is something that you would like to be asked, please submit your question to the office and we will get it on the list.

Don't forget the election for the Board of Directors is coming up soon. Be sure to get your vote in.

I wish everyone a happy, healthy, prosperous New Year!

GENERAL RULES TASK FORCE

GOVERNING DOCUMENTS COMMITTEE

By Linda Hixon, Vice Chair, Task Force and Governing Documents

To provide as clear a picture as possible of the Task Force and its primary purpose, I am taking this opportunity to present an overview of the Task Force's work delegated to them by the Board of Directors, a progress update and the connection with the Governing Documents Committee.

Upon formation, the Task Force went to work reviewing the General Rules of our HOA to determine what, if any, changes needed to be made to insure they are relevant, enforceable and that they do not contradict our CC&Rs. They also produced a Rules Change Procedure and Form to be utilized by residents who want to see any General Rule changed. That procedure received final approval from the Board of Directors at their December meeting.

The Task Force has been reviewing each General Rule and incorporating changes as needed to bring the rule into alignment with our HOA and state statutes when appropriate. Through many meetings, drafts and valued input from the residents, Board Liaisons and our Administrator, who make up the Task Force, we are bringing our goals to fruition.

As each Rule is finalized and approved by the Task Force, it is then sent to the Governing Documents Committee who insures that nothing set forth in the rule contradicts our CC&Rs. If Governing Docs approves, the rule change is returned to the Task Force for forwarding to the Board of Directors for their reading and published for residents to read and comment. This is your time for feedback. Keep this in mind as the Task Force is preparing to send several rule changes to the Governing Docs and on to the Board for their January meeting.

Anyone interested in the workings of the Task Force or Governing Documents Committees please do not hesitate to come to the Task Force meetings on January 3rd, 17th, or 31st at 1:00 in the Grand Room or contact me at 928-514-7136 or sandhermit403@yahoo.com.

SAFETY AWARENESS

By Carol Johnson-Chair

Let's start out the New Year with lot numbers on your Park Model & Golf cart. Numbers need to be no less than 3 inches. We will be having AED-CPR classes this January and in March. Watch sign-up table in lobby for dates and time. Steve Duncan from the fire department will be the teacher. Name tags will only be ordered from the office. The cost is \$8.00. We will deliver to you.

Always think ahead and be prepared, you are only as safe as you want to be.

STEPHANIE'S REPORT

Thanks again to the residents for their donations

#10 Ward, Rick & Connie, #30 Holbrook, Nick & Glenda #272 Brown, Bill & Maggie #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry Stackall donated to the candy & popcorn fund for the counter.

FYI

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.

JANUARY ACTIVITIES

By Linda Sommerville

Welcome back to those of you that traveled over the holidays and those that have arrived for the beautiful Arizona weather during the winter and spring months.

Along with the social hours detailed below we have several other activities in store for you in January.

The annual All States Dinner is scheduled for Tuesday, January 24th and hosted this year by the team of Washington State. If you are interested in lending a hand to ensure Washington puts on the best All States Dinner ever please contact Carol Johnson and/or Cindy Merryman. The tickets for this event will be going on sale Thursday, January 5th in the mailroom from 1 to 3 p.m. The cost is \$3 per person and largish dish to pass that is enough to provide several servings. We also ask that you bring your own dishware/silverware. The event starts with Social Hour at 4 p.m. And dinner being served at 5 p.m... The cost of \$3 covers "Smiths" chicken that will be split between the states.

On the morning of Wednesday the 25th thru Friday the 27th is the "Yuma" bus trip for 3 days and 2 nights. If this is the first you have heard about the trip stop by the mail room for more details on Tuesdays or Thursdays between the hours of 1-3 p.m.

The Hoe Down dinner dance is scheduled this year on the January 14th. This is a reserved seating event and tickets will go on sale on the 3rd in the Grand Room from 1 to 3pm. The cost is \$10 per person and will be featuring the band "Retrospect". Dinner will be Pulled Pork Sandwiches, beans and dessert. Hope you can join us. Doors will open at 4 p.m.; music plays from 5 to 9 p.m. Dinner will be served at 6 p.m.

Social Hours and Grand Room events in January

January 7th, Strangers – Baked Potato Bar with salad and dessert

January 14th, Hoe- Down - Pulled Pork Sandwiches, beans and dessert

January 17th, Regular Board Meeting

January 21st, Country Friends – French Dip Sandwiches, chips and dessert – (this is an in-house group that has asked for a chance to entertain on a Saturday) Please join in to provide support and feedback to the team.

January 24th, All States Dinner – Smith’s Chicken

January 28th, Top Shelf – Chicken Alfredo, salad, dessert

The Activities Team works hard to prepare for these events and hope you are interested in joining in at one of the many events during the season. Many thanks to those that have volunteered for whatever event and whatever group it may have been for it is the volunteers, ready to lend a hand, that makes Riverview the place that we love to live in.

RIVERVIEW GOLF ASSOCIATION

By Chuck Watson

Recently the golf association purchased 6 new plastic folding tables for use during hot dog event, golf lunches and barbecues.

We have ordered 8 decorative swans that will be placed in the ponds throughout the golf course.

This year there will be a lunch provided on the 1st & 3rd Thursdays following the weekly mixed scramble. January lunches will be held on the 5th and the 19th.

Also beginning this season there will be a Hot Dog stand set up on the 6th Tee Box on the 2nd Thursday of the month. January Hot Dog Stand will be set up on Jan. 12th. For a \$3 donation enjoy a hot dog and a beverage, open to golfers and non-golfers alike.

This year we will run the lunches and the hot dog stand with the help of volunteers, a sign-up sheet is posted in the Pro-Shop Lounge area, please sign up if you would like to help serve lunch or attend to the Hot Dog stand. 5 or 6 people per lunch works best.

Thank you

Lunch Schedule:.....Jan 5 - Chili

.....Jan 19 -Taco Soup

Hot Dog Stand;

.....Jan 12 - Hot Dog & Beverage (\$3 donation)

Winners of the Barbeque Putt-off;

1st-Bob Shumway, 2nd-Shelly Wiley, 3rd-Dean Willson

Happy New Year:

Your Golf Association Committee:

President.....Chuck Watson (Brenda)

Vice President Mike Ritz (Debbie)

Treasurer Phyllis Wilburn

Recording Secretary Betty Sedgwick

PRO SHOP COMMITTEE

By Linda Hixon

Happy New Year to everyone!

The Board of Directors approved our request to put concrete on the cart path from the bridge by the #1 tee box past the #2 tee box to connect with the pre existing concrete going up the hill to the #3 tee box. This work will be done during the summer months

A big Thank You to the 216 attendees at our December BBQ. The cold wind didn't keep us from having a great time. Our next BBQ will be January 27th at 11:30. Watch for us selling tickets in the shuffleboard room on Tuesdays and Thursdays. Tickets are available every day at the Pro Shop. Join us for great food fun!

Our next meeting is January 6th at 1:00 pm. Anyone interested in joining the Committee is invited.

HI BOWLERS,

Remember that we don't bowl Monday January 16th. Here are the season highs so far:

In 1st place are Alley Kats (Larry Woll, Ingrid French, Jim Declements, and Pat Matlock).

In 2nd place 1 game behind are the Kings (Casey Taylor, Gordon Parlette, Patty Smith, and Scott Smith).

Handicap series: 746 Debbie Evans, 736 Elsie Rodney, 736 Jim Bricker, 715 Robert Campbell.

Handicap game: 285 George Meyer, 285 Curt Stoddard, 266 Linda Ritter, 260 Dee Hunter.

Scratch series: 645 Pat Matlock, 616 Scott Smith, 546 Linda Sullins, 535 Linda Bowles.

Scratch game: 245 Steve James, 243 Larry Meier, 212 Phyllis Wilburn, 203 Patty Smith.

Congrats to Jim Bricker picking up 6-7-10 split.

Congrats to Debbie Evans monster 653 (746 handicap) series on 12/19.

Congrats to Mel Maritz 556 series and 212 game on 12/19.

Thanks to you subs for helping us out. ---Allen

MOVING TO MUSIC

By Doreen Hansen / Teresa Simmons

Now that the holidays - and all that fabulous food - are behind us, if you're looking for a great way to lose the inevitable consequence of that food, please join us every Monday, Wednesday, and Friday at 3:00 in the Grand Room for 30-50 minutes of moving to some great DVDs geared towards our age and abilities. Move at your own pace and stay as long as you want. It's a good cardio workout with a medium intensity - 1, 2, and/or 3 miles. We have a great selection so we can change things up as we choose and keep this interesting!

Bring water, comfortable shoes, hand weights (but only if you really want to) and your sense of humor! Hope to see you there!

RCCTP NEWS

By Doreen Hansen

The production of "All Because Of Agatha," written by Jonathan Troy, is next on tap at the River Cities Community Theater. One of our residents, Dee Hunter, has been cast in this play!

A cartoonist and his young bride decide to buy a charming old house in Salem, Massachusetts. The only drawback, as their real estate man reluctantly admits, is that every year a slightly destructive witch named Agatha Forbes decides to visit.

Agatha makes no bones about her desire to get everyone out of the house. As no one seems willing to cooperate and leave, Agatha exercises her special powers and casts a spell which, to everyone's dismay, makes them actually become, temporarily, as they secretly wish themselves to be. The results are uproarious.

Performance dates are January 26, 27, February 2, 3 and 7:00pm and January 28 and February 4 at 2:00pm - TWO matinees!!

Ticket prices have increased and are now \$12.00 each. We also have a website (www.RCCTP.org). You can order tickets online through this site, or call Susann at 928-758-4321 or Nancy at 928-542-8064.

WINE AND PAINT PARTY

By Pat Asbury

The Activities Committee has asked me to host a Wine and Paint party in the Grand Room. I am happy to teach this class, gratis from me, for our resort.

It looks like we have a good amount of interest in this activity, so much so that I will be teaching TWO different classes. Each class will be limited to 25 people. The first class will be Friday January 20th 4pm to 8pm in the Grand Room. The second will be Friday March 10th same time and place.

I will be calling everyone who signed up in the order that they signed in. If you haven't signed in and would like to do this, please contact me, Pat Asbury at 734-735-4201

I'm doing a different painting each time. The paintings will both be landscapes in acrylic. January's will be an Arizona mountain sunset (on display soon). Still getting ideas for March.

We will be collecting your \$25.00 fee for the January paint party on Tuesdays, January 3rd and 10th by the mailbox ticket sales area. The fee must be paid at least one week in advance to insure your spot.

Remember, all supplies, including wine will be furnished. Bring a happy attitude and take home a 12"x16" work of art on canvas.

RACQUET CLUB NEWS

By Gayle Montgomery

HAPPY NEW YEAR! Out with the old – in with the new. By old I mean old aches and pains, old injuries, and old excuses to not get out and participate in the activities here at Riverview Resort. In with the new friends we make here, in with renewed energy to keep on putting one foot in front of another and in with new enthusiasm for the racquet sports we Racquet Club members love.

One of our loveliest Racquet Club members recently had a birthday. Not only is she one of the loveliest she is also one of the long term members, 17 years as a member. She plays both pickleball and tennis. I asked her what advice she might give or what motivates her to keep playing. She said that while you might have a few bad shots, there is that one really good shot, and that keeps you coming back. She also said she never minds playing with new players as playing with someone who is slightly better will make them better players, and she benefits also as she can work on her game at the same time. She is a fantastic example of the graciousness of people in our club and resort.

Racquet Club pulled off another delicious breakfast in December. We served approximately 140 [which might be a record]. Thank you EVERYONE. It would not have been so successful without all the fantastic volunteers who stepped up and pitched in to help make it a success. Racquet Club members are very special people. To name everyone would be like naming every Racquet Club member – you know who you are: You are appreciated.

Upcoming Events:

Open play for Pickleball has always been in the early morning [7 am to 9 am] and it is so well attended that sometimes there is a bit of a wait to play. Therefore, an idea has been launched to have open play in the afternoon 1:30 to 3:00. The schedule is: Monday, Wednesday, Friday women's play and on Tuesday, Thursday and Saturday men's play. Bruce Knutson is hoping this will provide an additional opportunity for folks to stop by and play without having to go through the trouble of finding 3 other partners.

Lessons: Pickleball - Wednesday 9:00 am

Tennis Drills - Tuesday 9:00 am [new format of drills for all skill levels.]

Women's Tennis - Wednesday – 4:30 to 6:00 – Open to all ladies – just show up.

January Tennis tournament will be the 2nd week of January. Be sure to get down to the courts to sign up for it. Also, the Tennis "Street League" will be starting in January – SIGN UP!

January Racquet Club meeting: January 18 – 1:30 pm – golf course lounge. We will be taking a survey regarding prioritizing improvements we would like to see for the courts.

December Competition:

Pickleball Round Robin Tournament: Bruce Knutson organized a great round robin in December. We invited players from the area to join us and had a ladies bracket and a men's bracket. The men's winners were: John Sinclair – gold; Brian Michael – silver; Terry Barbour – bronze. The women's winners were: Debbie Ena – gold; Valarie King – silver; Penny Cotter – bronze.

Tennis: Racquet Club invited players from the Kingman club for a play day. Each team had a Riverview player and a Kingman player. There really weren't any loser's just winners because everybody appeared to have a good time. Riverview will travel to Kingman in February to play up there; hope it warms up by then.

QUILTING

By Nancy C. Latham - Lot#193

Craft Room Friday's 9 AM – 11:30 AM

We meet every Friday. Bring what you are working on or have finished and share with the group. Sometimes we work on a particular project or quilt but mostly we work on our own projects. Come and join us. Lots of people here to help with any quilting problems you have.

In January we will be starting a Stack and Whack class. Information will be in the bulletin. We will start January 13, 2017. Please check in to learn more about this class.

We have four sewing machines available for you to use if you don't want to bring your own. Come and join us.

LAST CHANCE TO SIGN UP

For the Yuma 3 day tour

By Stan and Sandy Heldt

January 25 – 27, 2017. Sign up by January 5.

We will depart from Riverview RV Resort early in the morning as we head to Yuma, AZ, on a tour that will be full of history, experience first-hand the 3 billion farming industry, a tour of the US Army Yuma Proving Grounds, Yuma Territorial prison, the Merle Haggard Tribute dinner show, and also a visit to Algodones, Mexico. 2 nights lodging, all rooms overlook lush courtyard area with oversized pool and Jacuzzi, nestled among fruit trees and flowers. All rooms have microwave, refrigerator, coffee maker, hair dryer, and flatscreen TV. Also included is full hot breakfast buffet daily, evening refreshments (comp. beer, wine, and spirits with appetizers 5-7) and internet access. Included in your price is motor coach transportation, 2 nights lodging, all tours and admissions, 2 lunches, 2 breakfasts, and 1 dinner. Price is \$389.00 per person based on two people sharing a room. For questions or to make reservations please call Stan or Sandy Heldt at 612-616-9024 or 952-657-2169.

TRACEY SINGER FAMILY

February 19th at 3 PM.

By Stan and Sandy Heldt

Bringing us the sounds from the past. You will be truly delighted and entertained as this family takes to the stage. Tracey, an exceptional piano player and singer, along with his wife and four children will entertain you with their music and their comedy. Tickets will be going on sale January 19th.

HOLIDAY SEASON!!

By Traci Dahle

Well the Holidays are over, Thanksgiving Dinner; decorating the park for the Christmas season. The Christmas Cart parade and many personal parties, The Christmas Dinner; the big New Year's Dance and then we have to take the decorations all down.

During the holidays we have many, many volunteers, not only for the special events but for regular monthly activities during the year such as the Social Hour, Golf, Tennis, painting classes, Bingo, crafts, Texas Holdem, exercise classes in the pool at the Proshop and in the grand room, plus the different committees that help in the Resort. Then there's the Newsletter and the pictures that are taken and put in the picture box, thanks to Jon Laughlin for this and to Mary Thoennes for the great monthly bulletin board she does in the hallway.

I want to express how wonderful this park is because of our volunteers, I would hope that everyone that enjoys anything in the park that requires a volunteer to thank them for volunteering and don't complain about what they do unless you are willing to do it next time.

I would like to personally thank everyone that does volunteer work in our park. I would like to encourage you to volunteer somewhere if you can. It doesn't have to be a big job just help clean up after an event. It's a great way to get to know people in the park. It would be really great to get new people to sign up for the committees. Don't think of it as a big commitment, think of it as a way to invest in your retirement. People are what make this a place where people want to be and they will brag to their friends back home how great it is at our Resort. Word of mouth is great advertisement!!!

Thanks to everyone again, Traci Dahle #413 801-971-3035

PENDING BOARD APPROVAL

REGULAR BOARD MEETING MINUTES

Minutes attested to and respectfully submitted by:

Nancy Willson, Association Secretary.

Tuesday, December 13, 2016

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

Present at the meeting:

Board of Directors: Ed McKeon, Karen Schlichte, Gerry Hartman, Terry Oberst and Nancy Willson

John Montgomery and Gene Clipperton absent

Jennifer Myers, Administrator

41 Association members were in attendance.

Board Update/Comments:

None

Comments to the Board:

None

Correspondence:

None

Administrators Report

Good morning all. I would first like to thank all of you that have purchased gifts for the Angel Tree and the Fire Department Toy Drive this year. It warms my heart to know that we have such caring residents. I have already taken two loads to the Salvation Army and they want me to convey a big thank you to all of you as well. The fire department will be picking up the toys tomorrow at approximately 10:30 or 11:00 am. It is my understanding that they will be bringing in a vintage fire truck. All are invited to view the fire truck and take pictures if you like. That will take place here at the clubhouse.

I learned something new from one of our residents that you may or may not already know. The fire department will install a Knox box at your place in case of an emergency and no one is able to get to the door. I contacted the fire dept. and Cheryl told me that the guidelines are: you must be over 60 or disabled, must be a permanent resident, living here at least 8 months of the year, you must own your own home, and must be low income. No RV's, 5th wheels or trailers. If you're interested or want to see if you qualify, you can call Cheryl at the prevention office. They only have a handful of the free ones left and once they are gone, they are gone. You can also purchase one of these boxes and have it installed for a cost of around \$150. These boxes are keyed for each specific AHJ so they are only good within the Bullhead City limits. Cheryl can give you information regarding these as well.

Don't forget to mark your calendars for the visit from our attorney, Augustus Shaw on January 18th, 2017. He will be giving a presentation called "Don't Hate the Player, Know the Game". It will outline the responsibilities of an HOA Board of Directors, Management and Homeowners. There might be a short time that he will be able to answer some questions for us. So, if you have a question that you would like to ask him, please submit it to me by January 11th, so that I can relay them to him prior to the meeting.

Have a very Merry Christmas and safe travels!

Treasurer Report:

HOA income continues to be the same. With new residents and new homeowners resident Internet income continues to grow. Administrative/Professional expenses are about right at the year to date budget. Grounds care continues to be under our year end budget amount as does Maintenance expenses. Personnel expenses are over year end budget with workers comp at the head of the list. Over all HOA is looking good.

Reserve account total is \$663,786. \$14,437 assessment and \$655 interest was added and two payments for golf course equipment of \$2,616 and one payment of \$1,844 was deducted and that was the activity in that account.

Golf course income has dropped. Outside green fees and riding carts being at the top of the list. It does hurt being closed for re-seeding for 30 days. Let's hope we can make this up before year end. Everything else is unchanged.

Committee Reports:

Linda Hixon 635, BBQ on Dec. 16, 2016.

Carol Johnson 94, safety awareness, House numbers, Name Badges will be on sale 12-15-16 will be on sale for \$8.00 ICE on the back of badge. Call Fire department at their business number. Call 911 for emergency not the 928 number.

Activities Committee Purchased 3 tables for the Bingo group; bought an additional 6 roasters for the kitchen; 12-13-16 the Mohave choir group will perform the Holiday Show, it's a free event but donations encouraged, starts at 7:00 pm last about an hour. Jan. they will be having a Hoe Down dance and tickets will go on sale on Jan.3 from 1-3 pm cost \$10; Jan 24 all state dinner tickets \$3.00 go on sale Jan 5, from 1-3pm in Mail room lobby. New event in Jan "Paint with Pat" Friday Jan 20, starting at 4pm.

Vic Sucher reported on the Task Force which meets once a week, every Tuesday at 1pm in the Grand Room.

Approval of the Agenda:

Removed 16.12.04 was removed from the Agenda, Motioned by Karen Schlichte and second by Terry Oberst.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of November 15, 2016 Regular Board Meeting

Nancy Willson moved and Karen Schlichte seconded the approval of the Consent Agenda. Motion passed unanimously.

Assign Members to Various Committees.

Chuck Summerville to RV Storage Committee; Jill Kohler to the Task force Committee, Doreen Hanson, Linda Hixon and Vic Sucher to the Governing Documents Committee. Motion by Terry Oberst seconded by Karen Schlichte.

Unfinished Business:

16.10.06 Policy and Forms update

New Business:

Agenda Item 16.12.01 Karen Schlichte moved and Terry Oberst second to do the concrete on the golf course path from # 1 Bridge and across to #2 down and meets concrete at #3. To be funded by the Pro Shop Committee .Motion passed

Agenda Item 16.12.02 Karen Schlichte moved and seconded by Nancy Willson to approve the placement of a plaque to commemorate the shuffleboard committee in the MPR. Motion passed.

Agenda Item 16.12.03 Karen Schlichte moved and Nancy Willson seconded to approve the proposed rule change procedure Motion passed

Agenda Item 16.12.04 Removed

Agenda Item 16.12.05 Karen Schlichte moved and Nancy Willson seconded to increase yearly RV Storage rate to \$60 per lot per year Motion passed

Agenda Item 16.12.06 Terry Oberst moved and Karen Schlichte seconded to remove dead palm tree at Lot#489, Motion passed.

Agenda Item 16.12.07 Nancy Willson moved and Terry Oberst seconded placement of decorative swans on Golf Course ponds funded by Riverview Golf Association Motion, passed

Director's Comments:

Ed McKeon wished everyone a Merry Christmas

Adjourned to Executive session at 10:35am.

Adjournment:

Nancy Willson moved and Terry Oberst seconded, to adjourn the meeting at 11:30pm. The meeting was adjourned.

**RIVERVIEW RESORT OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT**

for PERIOD: November 1, 2016 to November 30, 2016

	November Year to Date	Budget Year to Date	Variance with Budget
OPERATING REVENUE			
Operations Assessment	\$1,218,064.00	\$1,219,053.00	(\$989.00)
HOA Service Fees & Other Revenue	\$69,224.69	\$60,958.15	\$8,266.54
RV Storage Rental & Other Fees	\$13,269.85	\$13,103.75	\$166.10
Resident Golf Course Fees	\$84,376.85	\$82,591.63	\$1,785.22
Non-Resident Golf Course Fees	\$51,458.64	\$58,116.52	(\$6,657.88)
Golf Course Pro Shop Sales	\$4,803.65	\$5,500.00	-\$696.35
Miscellaneous Golf Course Revenue	\$1,468.46	\$2,268.75	-\$800.29
TOTAL HOA RV Strg REVENUE	\$1,300,558.54	\$1,293,114.90	\$7,443.64
TOTAL GOLF COURSE REVENUE	\$142,107.60	\$148,476.90	-\$6,369.30
TOTAL OPERATING REVENUE	\$1,442,666.14	\$1,441,591.80	\$1,074.34
OPERATING EXPENSES			
HOA Personnel Expenses	\$462,365.70	\$420,290.86	\$42,074.84
GC Personnel Expenses	\$139,895.94	\$140,350.76	-\$454.82
HOA Utilities	\$508,219.97	\$564,666.52	-\$56,446.55
GC Utilities	\$62,356.36	\$49,912.39	\$12,443.97
HOA Grounds Care	\$23,607.38	\$32,583.37	-\$8,975.99
GC Grounds Care	\$41,908.15	\$41,516.63	\$391.52
HOA Facility Maintenance	\$32,907.46	\$41,616.63	-\$8,709.17
GC Facility Maintenance	\$15,663.55	\$12,925.11	\$2,738.44
RV Storage Facility Maintenance	\$699.80	\$916.63	-\$216.83
Recreation Supplies & Maint.	\$20,252.66	\$20,624.89	-\$372.23
HOA New Assets/Projects	\$49,163.37	\$3,391.63	\$45,771.74
GC New Assets/Projects	\$2,246.69	\$0.00	\$2,246.69
HOA Administration	\$80,102.41	\$86,070.49	-\$5,968.08
GC Administration	\$27,184.69	\$26,143.26	\$1,041.43
HOA Member Programs	\$562.50	\$733.37	-\$170.87
Pro Shop Goods	\$4,171.76	\$3,208.37	\$963.39
TOTAL HOA/RV Strg EXPENSES	\$1,177,881.25	\$1,170,894.39	\$6,986.86
TOTAL GOLF COURSE EXPENSES	\$293,427.14	\$274,056.52	\$19,370.62
TOTAL OPERATING EXPENSES	\$1,471,308.39	\$1,444,950.91	\$26,357.48
ALLOCATION of ASSESSMENT:			
Operations Assessment	\$1,218,064.00	\$1,219,053.00	(\$989.00)
Net HOA/RV Strg Operations	(\$1,095,386.71)	(\$1,096,832.49)	\$1,445.78
Net Golfing Operations	(\$151,319.54)	(\$125,579.62)	(\$25,739.92)
NET OPERATIONS GAIN or (LOSS)	(\$28,642.25)	(\$3,359.11)	(\$25,283.14)
RESERVE FUND:			
Reserve Assessment	\$161,007.00	\$161,007.00	\$0.00
Reserve Other Income	\$4,660.88	\$3,666.63	\$994.25
Reserve Expenses	\$130,646.36	\$131,560.11	(\$913.75)
NET RESERVE GAIN or (LOSS)	\$35,021.52	\$33,113.52	\$1,908.00
RESERVE BALANCE:	\$673,509		

Please note that this report is a compilation of actual association revenue and expenses.
It does not include the accounting entries of depreciation because
revenue is not expended for this accounting entry.

