

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.