

Board Approval Pending

REGULAR BOARD MEETING MINUTES

Tuesday, January 20, 2015

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

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

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

Jennifer Myers, Administrator.

38 Association members.

Board Update/Comments:

Ed McKeon thanked everyone for their consideration and support during his family medical problems.

Comments to the Board:

Ken Dahle, Lot 413 recommended we change out the clocks to atomic clocks.

Mary Bowden, Lot 419 recommended we change the procedure for obtaining candidate packets.

Terry Young, Lot 81 recommended we have a change machine in the laundry room.

Joyce Smith, Lot 230 said there were 8 machines down in the laundry room. Jennifer Myers responded the laundry room is contracted out to a local company and it was reported to them. She also stated this company is the only company available in Bullhead City for this type of service.

Correspondence:

None

Reports:

Administrator Jennifer Myers' reported:

It's a bright shiny new year and we are continuing in our efforts to improve Riverview each and every day. The roof project is in the final stages and hopefully will be completely wrapped up within the month. The gas is back on and we again have hot water in the Exercise Room restrooms and showers and heat throughout the clubhouse. We have purchased a Smart Car for the Courtesy Officers for their patrols at night and we have purchased a Bobcat Skid steer for maintenance.

We have had a glitch in the disbursement of the election ballot packets due to the new printer having issues. This also affected the newsletter printing and we apologize for that. If you are going to vote electronically, keep in mind that the committee sign up forms will not be included. If you wish to sign up to be on a committee please come to the office and pick up a form. Unfortunately, if you own multiple lots, and wish to vote for different candidates or items, you must vote by paper ballot. If you own multiple lots and want all of your votes the same, then you can vote electronically if you choose. In other words, you will get one account and it will duplicate how you vote to each of your lots. If you have any questions please see the office.

If you have not seen the new and improved newsletter, please make sure that you get one. I'd like to thank Jon Laughlin for his work on the newsletter every month and for his great ideas on the newsletter as well as the Riverview website.

The Riverview phone directory is on schedule to be published by the end of February. Please make sure the office has your correct phone number. We will post a notice when they are available for pick up. If all works

out as planned, extra directories will be available for purchase while supplies last.

An electronic central file for the governing documents has been created in the office. As governing documents are updated, office personnel will update this file.

Thank you and please be sure to visit our website.

Treasurer Report reported by Karen Schlichte.

Because of year end we are waiting for bills to come that need to be paid from the 2014 budget the year end monthly reports are not available for either the Board meeting or for the February newsletter.

I was able to get some figures for the activity in January for the Reserve account. Our monthly assessment and investment interest that totaled \$12,508.00 were added and \$82,214.00 was paid out. The ending balance in the Reserve is \$692,400.00. Those expenses were \$40,054.00 for the roof phase two, \$12,434.00 for roof 1,2,4 and 6, \$2,033.00 to Wirecorp for phase two close out inspection, Clear Circuit electric for \$2,291.00, gas line replacement balance, \$6,500.00 and final bill for AC unit \$15,170.00 and \$3,732.00 to Master Temp for a heater for the pool.

The next report I will have the total bill for all of the roof project.

Committee Reports

Election Committee. Nancy Willson, Lot 247 reported the 2015 Ballot Packets are available for pick-up. If you want to vote electronically send you email address to rvrvelection@gmail.com by February 13, 2015. Remember to vote either by paper ballot or electronically.

Maintenance/Landscape Committee. Dean Willson, Lot 247.

Our Park Maintenance staff and 28 volunteers completed the annual cleaning of the barranca on 16 January in about one hour, and all later enjoyed lunch at the Pro Shop Lounge as sponsored by our committee.

On Friday January 23 volunteers from the Racket Club are scheduled to remove the desert stone from around the Tennis Court fence, and then replace this edge with 2" – 8" Cappuccino rock to match that around the Pickle Ball Court.

As budgeted for 2015, be watching for new ruby red rock and a vinyl coated picnic table with attached benches to improve some of the common ground landscape near the parking area at the dog park.

Our committee meets next at 10 am on 2 February 2015 in the Pro Shop Lounge.

Pro Shop Committee. Ken Dahle, Lot 413

The new Kokopelli is installed at the entrance to Hole #1. December BBQ sold 220 tickets for an overall profit of \$896.74. Next BBQ will be January 30. Thanks to Chuck Watson and Jerry Fry for painting 2 metal tables; Jerry and Patty Fry donation to fix the cart path on Hole #9. Accepting donations for the new tee markers. On a very sad note, Bill Perkins, who helped promote for the HOA to buy the golf course and set up who would be working for running and maintaining the course. We will miss him and wish his family our condolences.

Safety and Security – Carol Johnson. Reported on safety issues.

Approval of the Agenda:

Terry Oberst moved and Gene Clipperton seconded to approve the agenda. The motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of December 9, 2014 Regular Board Meeting

Gene Clipperton moved and Karen Schlichte seconded the motion to approve the consent agenda as presented. The motion passed unanimously.

Unfinished Business:

Leo McMann moved and Gene Clipperton seconded to remove agenda item 14.12.02 from the table. Leo McMann moved and Gene Clipperton moved to approve adding shrubs to the Common Area behind Lot 260. The owners of Lot 260 are not yet back in the park. Leo McMann moved and Gene Clipperton moved to table. Motion tabled.

Karen Schlichte moved and Gene Clipperton seconded to remove agenda item 14.12.04 from the table. Traci Dahle moved and Gene Clipperton seconded to replace gas line in the pool area for a cost not to exceed \$5,500. Motion passed unanimously.

New Business:

Agenda Item #15.01.01. Traci Dahle moved and Gene Clipperton seconded to approve to hire Case Concrete to remodel the current begris bin at a cost not to exceed \$4,900. Motion passed unanimously.

Agenda Item #15.01.02. Larry Meier moved and Gene Clipperton seconded to approve ~~dispost~~ disposal of old golf course maintenance golf cart by silent bid. Motion passed unanimously.

Agenda Item #15.01.03. Gene Clipperton moved and Karen Schlichte seconded to approve the selling of the Ingersol Rand backhoe to Gonzo's Plumbing for \$7,000. Motion passed unanimously.

Agenda Item #15.01.04. Traci Dahle moved and Gene Clipperton moved to approve purchase of a new Traulsen Refrigerator and a new Traulsen Freezer for L&M Foodservice, cost not to exceed \$4,200, Old refrigerator and freezer to be disposed of at discretion of the Administrator. Motion passed unanimously.

Agenda Item #15.01.05. Karen Schlichte moved and Gene Clipperton seconded to approve Riverview owners can be on the Board of Directors and be employed by the RVRV Association. Motion passed unanimously.

Agenda Item #15.01.06. Traci Dahle moved and Gene Clipperton seconded to approve relocation of replacing Palm Tree on Lot 53. It was agreed by the BOD to approve the owners Alternative #3 on moving Palm Tree to a new location on his lot. Motion passed unanimously.

Agenda Item #15.01.07. Leo McMann moved and Gene Clipperton seconded to approve allowing pavers be installed on Common Area behind Lot 189. In discussion the BOD agreed that owners will be allowed to landscape common area adjacent to their property. Motion passed unanimously.

Agenda Item #15.01.08. Traci Dahle moved and Gene Clipperton seconded to approve adding color rock to the entrance of the park at a cost not to exceed \$700. Motion passed unanimously.

Agenda Item #15.01.09. Traci Dahle moved and Gene Clipperton seconded to approve adding a round picnic table in the common area on Upper Casablanca and Tangier at a cost not to exceed \$1,000. Motion passed with Larry Meier voting against the motion.

Agenda Item #15.01.10. Traci Dahle moved and Gene Clipperton seconded to approve adding a Scrolling Message sign in the hallway of the Club House. Gary Hartman suggested the sign be installed in the mail room area. Motion passed unanimously.

Agenda Item #15.01.11. Leo McMann moved and Gene Clipperton seconded to direct the Infrastructure and Landscape Committees to develop recommendations for water conservation policies within Riverview Resort. Dean Willson said the Landscape Committee had provided the Board with a list of ~~or~~ recommended trees to plant. Motion passed unanimously.

Agenda Item #15.01.12. Traci Dahle moved and Gene Clipperton seconded to adopt the proposed 2015 Holiday schedule and that the policy included in the proposal for holiday pay eligibility be added to the Employee Handbook. Motion passed unanimously.

Agenda Item #15.01.13. Leo McMann moved and Traci Dahle seconded to approve adding a landscape wall of approximately 30 feet on the common area behind lot 189 at a cost not to exceed \$2,000. Motion passed

unanimously.

Director's Comments:

Leo McMann informed everyone Helen Wykle's husband Jack is in the VA hospital in Las Vegas. Terry Oberst said Roy O'Brien is in the hospital and is on 15 liters of oxygen.

Executive Session:

Adjourned to executive session at 10:07

Adjournment:

Larry Meier moved and Gene Clipperton seconded, to adjourn the meeting at 10:53AM. The meeting was adjourned.