



RIVERVIEW REVIEW – MARCH 2016

NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

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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

We just completed our Annual Members meeting and election of directors. I would like to welcome two new members to our board of directors: Nancy Willson and John Montgomery. Also, I wish to thank Traci Dahle and Terry Oberst for their service as directors to the association during their term in office.

Because of a combination of events, late billing of utilities and the finance office computer “meltdown” the January financials are not being published this month. We are reproducing the annual financial report. Also, following is an excerpt of some of my address at the annual meeting because some of it relates to our association’s reporting of expenses.

The directors are working on a five to 10 year plan for Reserve/Capital Asset replacements, major repairs, and new assets/projects. Items being considered in the plan are the perimeter wall maintenance, road maintenance, golf course pond maintenance, and club house parking lot maintenance. It should be noted that maintenance of existing assets should be of primary concern before considering funding any new/additional assets or projects.

All of this brings up the concern of assessment fees. It seems each year the decision to NOT include depreciation in the association’s assessment/budget considerations is questioned. It is an accepted fact that depreciation is a legitimate accounting expense. However, it is an accounting entry only! No check is written to a building or other asset that is being depreciated. Yes, something must be done to fund equipment when its useful life has occurred. HOA’s are required to budget for the replacement or major repair of their common assets in a reserve fund. Therefore, budgeting for both depreciation and a reserve fund could be considered “double dipping.” Therefore, in 2014, we asked our CPA, We stated that since depreciation is an accounting entry that does not require cash expenditure, it is felt that it should not be included in the determination of an operating assessment to meet the actual operating expenses. It is felt that this is especially true since the replacement of assets is accounted for in our reserve study. We asked, Is this a sound and defensible approach to budget our operating expenses and determining an assessment to meet those expenses? The auditor said, “I would agree with this.” After all, depreciation expense is somewhere in the neighborhood \$80,000 or more which would translate into about \$10 per month in the association assessment.

The other thing to be concerned about is that there is some point at which HOA fees become a factor in the value and sale of properties within an association. Last week, the Las Vegas Review Journal had an article citing a situation where a young professional had decided on the purchase of a Condo that was selling for \$200,000. She had run the numbers that showed she could afford the purchase until she got the information regarding the association’s monthly fees. They were so high that she could no longer afford to go through with the sale. There is an association fee ceiling out there for Riverview that is in relation to the value of our units. I don’t know what that is, but we should be aware of that issue.

It is that time of the season that some of our snowbirds begin to return to their home state or province. I hope that all of you have enjoyed your stay and may you have safe travels.

TREASURER COMMENTS

By Karen Schlichte

I want to thank those who approached me and remarked that they thought my reports told the story in a way it was easy to understand how we were doing budget wise.

I would like to see more volunteers on the Finance Committee. If you have any background in accounting or banking or any other financial back ground please take the time to work on this important committee. You sign up at the office and I will see that you are included on the committee.

I would also like to take this time to tell you that I would be happy to explain and go over our month end reports with you and explain how these reports tell us how we are doing. They are done in a general ledger reporting system. They are broken down in 4 reports. One for HOA, Reserve money, Golf Course and one for the RV storage. Just give me a call and we can set up the time to go over the reports.

ADMINISTRATOR'S REPORT

By Jennifer Myers

Welcome to the newly elected Board of Director members, Nancy Willson and John Montgomery. I look forward to working with you to continue the goals for Riverview.

Since we have some new residents, and they may not be aware of a few things, I would like to post a few reminders:

Unit/lot numbers should be visible for every lot. If there is no unit on the lot, place it on the shed. If there is no shed, then a painted rock placed in the yard. This helps emergency personnel find you in case of an emergency. If you need help with a painted rock, please see the office.

Saunas – Only use the spray bottle of water. They are dry saunas. The water being poured over the rocks cause the elements to burn out.

The internet modems that are available in the office are NOT wireless. If you want your devices to be wireless, you have to use a separate router.

If you have an emergency, call the police first, before you call the gate.

Trespassing between lots is prohibited.

Residents must have approval prior to making any purchases for the association. Most times, any needed item is already being ordered or we have in stock. If you feel an item is needed, let the office know first. IF you do obtain approval from the office, in order to get reimbursed, you must submit the receipt. Per our auditors, the item(s) must be the only item(s) on the receipt.

The monthly assessment for 2016 has increased to \$180 per month. There are still a few residents paying only \$175.

Bird feeders are not allowed. We have received several complaints regarding bird feeders and the birds make a mess on the neighbor's lots. If you have a bird feeder installed, please remove it promptly.

The Riverview directory is ready for pick up. Stephanie has made several corrections, so if your name, lot # or phone number is incorrect, notify the office so it can be corrected. If you do NOT want your information listed in the directory, notify the office.

Mail Room Parking lot: Due to the higher demand for golf cart parking, we have changed 3 of the auto slots into golf cart spots. They are marked, "Cart Parking Only".

I will be sending letters to committee chairs for budget request items for 2017. If you do not receive it by the end of March, or if you need more forms, please let me know. If you are a member of a recreational related activity, such as crafts, painting, etc., and you have a budget request, please see the office for a form.

I would like to report a sad act of vandalism on the golf course. A replacement tree was donated as a memorial to a recently deceased golfer. The golf course staff placed that tree at or near where a tree had previously been

on the course. On two occasions, the new tree has been uprooted and damaged. This kind of behavior is not becoming to Riverview. We have procedures in place for dealing with any issues members may have in a more civil manner.

Association attorney, Augustus Shaw, had his yearly visit with us on February 20, 2016. The list of questions that were asked (I have condensed some of the questions to save space) as well as a short version of the answers are as follows:

Q. Towing of unauthorized vehicles.

A. Streets are privately owned. Must have a tow policy and a contract with a tow company. The liability would then lie with the tow company. If there is an unauthorized vehicle on an owner's lot, then the owner has the right to have that vehicle towed.

Q. Medical marijuana growing/using.

A. Association can prohibit the use on common areas.

Q. Restraining orders.

A. If the person that has that order against them is a resident of Riverview, then we cannot refuse entry. If the person that filed for the order is the person that calls for a gate pass, then there is nothing that we can or should do.

Q. If a person does not have a pass or is trespassing, can the association have them removed from the property?

A. Ask them to leave. If they refuse, then call the police.

Q. Is it allowable to ask for a person's ID at the gate upon entry?

A. Yes, if there is a policy in place that all guests and residents must show ID. All residents must receive a copy of the policy at least 30 days before it goes into effect.

Q. What can the association do if there is suspected illegal activity either at someone's lot or on common area:

A. Call the police.

Q. How can we enforce the 55+ rule? Ex: Husband/spouse/boyfriend/parent, etc. is 55, spouse or other resident is not, but is listed on paperwork. The 55+ person is never present.

A. File a lawsuit against anyone who is violating this rule. The person that is 55+ MUST reside at the residence, which means, this MUST be their primary residence and this address must be listed on their driver's license, ID, passport, etc.

Q. Pertaining to the Good Samaritan Law, if a person has a DNR on record, and someone revives them by using either an AED or CPR, would that person or Riverview be liable for any retribution?

A. No liability. The law will protect you.

Q. How long is the requirement to keep election material? Ballots, candidate packets, etc.?

A. The state statute says 3 years. Attorney says forever.

Q. Time limit between warning letters & fines.

A. There is a new bill before the House that may change any rule/process that we have. Stay tuned.

Q. When a lot sells: Can an RV/5th wheel/travel trailer be included in the sale?

A. YES

Q. Can the association require the new owners to remove the RV/5th wheel/ travel trailer if it is over the allowable age or out of compliance?

A. If the only violation is an age issue, then we cannot require the removal. IF there are any other violations, then we can require them to come into compliance or remove the unit.

Q. Can the association control or regulate how much the owners charge for rentals?

A. NO

Q. If the owner lists their property for sale or rent on the Riverview website, what is the association's liability? It has been brought to our attention that other associations will not allow listings on their website.

A. Do NOT allow brokers or realtors. For sale or rent by owner only.

Q. Can the association require sellers to have their lot for sale surveyed?

A. NO

- Q. Can the association charge interest on unpaid fines?
 A. YES, but not recommended.
- Q. Realtors cannot sell an RV on a lot, but isn't a park model considered an RV?
 A. YES
- Q. What is considered confidential when relating to employees? Such as salaries, bonuses, etc. and are member/owners entitled to that information if they ask?
 A. Everything is confidential when relating to employees. Salaries, health, personal situations, everything. The only information that members/owners are allowed to have is the total line item for the budget. If there is a confidentiality breach, lawsuit can be filed against that particular director and possibly all directors. The BOD hires the administrator, not the owners. Administrator hires all other employees.
- Q. Are all Board of Directors Executive meetings confidential? If so, what are the consequences for a "leak"?
 A. Yes, all executive meetings are confidential. If there is a leak, then there is a personal breach of confidentiality and that board director is personally responsible for going outside their realm of fiduciary duties. Lawsuit can be filed against director.
- Q. Can a candidate that is running for the BOD be present in the room while the ballots are being counted?
 A. No, but they can view through the window.
- Attorney Shaw will be hosting a few sessions to answer questions regarding associations. I plan on attending, so hopefully, I will have more in-depth answers soon.
 It's starting to get warm outside, so get out and enjoy this beautiful weather!!

2016 ELECTION RESULTS

Kathy Holmes, Election Committee Chairperson

The Board of Directors results:

Terry Oberst	174
Nancy Willson	327
John Montgomery	318
Rich Harris	147

Thank you to the Election Committee, Sherry Oberst, Diane Osborne, Arlene McLaughlin, Sandi Gaisbauer, Marion McKeon, Mary Erickson and Rose McGlynn, Tabulators: Sharlene Pajak and Karen Palmer. As well as Activities Committee members Carol Johnson and Linda Sullins.

I would also like to thank all the resort owners who took the time to return their ballots and those voting online. By voting you made your voice heard!

STEPHANIE'S REPORT

Get Well Wishes To:

Joyce CollisLot#060
 Bill BrownLot#272

We extend our condolences to the family members of resident who have passed away.

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, #253 McGlynn William & Rosalee all donated to the candy & popcorn fund for the counter.

FYI

Current magazines are welcome in the library; please take older issues to recycling. Please no books published before 2000. No falling apart or torn books please take to the Goodwill.

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

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

DVD have been purchased and donated for viewing by and for other Riverview residents. We built a collection of around 300 movies, but close to 100 are missing. I can only assume that folks have overlooked borrowed DVD's amongst their own private collections. Riverview DVD's are clearly marked on both the case and disc. Please return them to the shelves at the rear of the Shuffleboard Courts. Thank you from just another Riverview Volunteer.

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.

Nancy C. Latham, Lot#193

HORSESHOES

By Paul Lange

Typical windy weather was the order of the day as the 16 players from Lake Havasu, Bullhead City, Riverview and Laughlin arrived for the day's event.

Bill Meter of Riverview and Tim Beadle of Bullhead City tied for 1st Place, Bill McGlynn of Riverview was 3rd Place and Alan Jones of Laughlin was 4th Place.

The next scheduled Tournament will be on Saturday, March 5th @10:00

MARCH ACTIVITIES

By Linda Sommerville

March 1st - St Patrick's Tickets go on sale 1 - 3- In Grand Room \$10

Corn Beef Cabbage and Dessert

March 5th - Patio Sale 8-9 a.m. Residents. Open to public from 9-12 noon.

Pick up donations at your lot at 2 p.m.

March 15th - Regular Board Meeting

SOCIAL HOURS

March 5th - Strangers - Baked Potato Bar - Dessert

March 12th - Frick and Frack - Pulled Pork Coleslaw - Dessert

March 17th - St Patrick's Dance - Kid N Nic 5 - 9 p.m. Corn Beef and Cabbage - Dessert

March 19th No Social Hour

March 26th - Strangers - Taco Soup - Dessert

March 27th - Easter Sunday Buffet 3 p.m.

Safety & Security

By Carol Johnson

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

PRO SHOP COMMITTEE

By Ken Dahle, Chairperson

Hi all, THANK YOU all who attended our February BBQ, we had excellent weather, great food and a fun time. We sold 290 tickets and had 3 50/50 winners of \$70.00 each. The winners were: Debbie Talbot, Bill Jandt and Mel Maritz. The "Putt off" had 5 winners. 1st place Pat Matlock, second place Dave Acteson, 3rd place Lee Gygi, 4th place Jeff Gygi and 5th place Tom Cornwall congratulations to all.

Thanks to all the volunteers who make this function so much fun and successful, we could not do it without you.

We are having 2 exhaust fans being installed under the patio which will help when parties and other functions are going on during hotter weather and it will also help keep the bird droppings making a mess of out patio and tables/chairs.

The committee also asked the HOA to replace damaged and worn out screen protector for hole #6 and a new screen on the forward tee box on #8. Without these screens an errant ball could hit someone waiting to tee off.

The committee also asked for the HOA to purchase a blower to remove duck droppings from the greens as it is unhealthy and dangerous. Brian Graham found a used blower and saved us 1/2 the cost of new blower, good job Brian.

Another big thank you to the following volunteers who collect aluminum cans and haul them to be recycled and giving the money to the Pro Shop Committee. The following are those who do this: Dean Willson, Allen Stewart, Verlin Mintz, Bill Brown and Carlo Johnson.

Our next BBQ will be held on Friday March 25th (Good Friday) and will have a choice, again, of fish or hamburgers, please tell the person when you buy your tickets of your choice. Thanks again to all of you.

FROM THE GOLF COURSE

By Doreen Hansen

The second annual Can-Am was held on Friday, February 19, 2016. The Americans won – again. Winners, etc. will be in another news article.

The fourth annual Coot Shoot is scheduled for Sunday, March 6. Be ready to have a ton of fun and an interesting tournament!

The Golf Association has been working on possible ways to alleviate the waiting list for the scrambles. Two different approaches have been tried and voted down. A third attempt took effect Feb. 18 and 25. Once we've tried "all the possible options," a vote will be taken to keep whichever option works best for the majority.

Please call ahead for tee times at least one day in advance. Calling one or two hours before you want to golf does not work during the busy season. If you were making plans and tee times at other public courses, you would not call an hour before you plan to golf and expect to just get on the course. The same works at this public golf course. Also, please have the courtesy to not jump out to Hole #2 (or any other hole) in front of other golfers to start your round. And, remember, if you have a standing tee time, PLEASE be here at that time - not an hour early or an hour later. Tee times are made to allow for pace of play (as best we can) and jumping out in front of others, or being late for your scheduled tee time, is not only inconsiderate, but can cause a jam-up on the course.

LADIES' DAY LEAGUE RESULTS:

By Doreen Hansen

Tuesday, Jan. 26 – Throw Out Worst Hole

1st Place: Barb James (low); J.J. Smith (middle); Gail Lozier (high)

2nd Place: Debbie Jenkins (low); Ruby Wheeler (high)

3rd Place: Darlene Symes

Long Putt: Debbie Jenkins

KP: Ruby Wheeler

Tuesday, Feb. 2 – Count Even Holes Only

1st Place: Debbie Evans

2nd Place: Norma Hansen

3rd Place: Les Grosz

4th Place: Sherry Shangle

5th Place: Mary Shimon

6th Place: Julia Vanfossan

7th Place: Sally Soby

8th Place: Elsie Rodney

Long Putt: Mary Shimon

KP: Sandy Heldt

Tuesday, Feb. 9 – 2 Free Mulligans

1st Place: Anita Fiset (low); Gayle Montgomery (middle); Donna Daley (high)

2nd Place: Sally Soby (low); Debbie Talbot (middle); Barb James (high)

3rd Place: Ruth Bangay

4th Place: Gloria Carbert

5th Place: June Larson

6th Place: Marcia Shumway

7th Place: Darlene Symes

8th Place: Norma Hansen

Long Putt: June Larson

KP: Anita Fiset

Tuesday, Feb. 16 – Change Worst Hole to Par

1st Place: Julia Vanfossan (low); Brenda Wilson (middle); Linda Sommerville (high)

2nd Place: Sally Soby (low); Darlene Symes (middle); Donna Daley (high)

3rd Place: Les Grosz

4th Place: Marcia Shumway

5th Place: Anita Fiset

6th Place: Ruby Wheeler

7th Place: Billie Moberg

Long Putt: Julia Vanfossan

KP: Carol Stephens

MEN'S & SCRAMBLE LEAGUE RESULTS

By Doreen Hansen

Men's Day – Jan. 27, 2016

1st Place: Harold Bouse, Gordon Parlette, Virgil Symes, Leo McMann

2nd Place: Bob Soby, Steve James, Butch Bergeron, Dale Chabot

3rd Place: Bill Robinson, Milt Miller, Jack Sedgwick, Florent Morin

Long Putt: Jack Sedgwick

KP: Larry Gaisbauer

Scramble – Jan. 28, 2016

1st Place: Gloria & Jerry Carbert, Dixie & Mike Klostrich, Dave Baublitz

2nd Place: Ron Hansen, Phyllis Wilburn, Ruth & Jim Bangay, Chuck Simmons

3rd Place: Sally & Bob Soby, Chuck Watson, Mac Johnson, Dave Lind

4th Place: Larry Meier, Shirley & Jim Naccarato, Les Grosz, Bob Meier

Long Putt: Bob Meier

Women's KP: Darlene Symes

Men's KP: Tom Hagadone

Men's Day – Feb. 3, 2016

1st Place: Bob Soby, Dave Shaw, Tony Winder, Terry Stonehouse, Gary Giacomini

2nd Place: Jeff Gygi, Lee Gygi, Jack Sedgwick, Florent Morin, Paul Talbot

3rd Place: Bob Johnson, Ken Stripling, Donn Kaufman, Gary Hall, Nick Holbrook

Long Putt: Steve Wilburn

KP: Pat Matlock

Scramble (1st Group) – Feb. 4, 2016

1st Place: Cindy & Les Ozero, Gordon Parlette, Ruby Wheeler, Ron Rogers

2nd Place: Darlene & Virgil Symes, Dave Shaw, Dick Esch, Sherry Shangle

3rd Place: Traci & Ken Dahle, Ruth & Jim Bangay, Dave Acteson

4th Place: Sandy & Stan Heldt, Larry Larson, Eddy Wood, Terry Stonehouse

Long Putt: Dick Esch

Women's KP: Sherry Shangle

Men's KP: Dennis Davies

Scramble (2nd Group) – Feb. 4, 2016

1st Place: Harold Bouse, Mars & Verlin Mintz, Debbie & Paul Talbot

2nd Place: Julia & Chuck Vanfossan, Dennis Davies, Marian Grigoni, Ruth Bangay

3rd Place: Sami & Jerry Singleton, Debbie & Mike Ritz, Terry Stonehouse

4th Place: Dee Hunter, Don Hawley, Tony Walker, Edna McKonen, Bill Kennedy

Long Putt: Ken Stripling

Women's KP: Mars Mintz

Men's KP: Terry Stonehouse

Men's Day – Feb. 10, 2016

1st Place: Pat Matlock, Larry Larson, Terry Oberst, Dale Chabot

2nd Place: Harold Bouse, Ken Stripling, Gary Hall, Donn Kaufman

3rd Place: Jeff Gygi, Lee Gygi, Rod Blain, Art Engen

Long Putt: Ron Hatcher

KP: Don Hawley

Scramble (1st Group) – Feb. 11, 2016

1st Place: Harold Bouse, Viv & Bill Sharp, Gary Feasel, Rich Roland

2nd Place: June & Larry Larson, Debbie Evans, Norma Hansen, Tom Hagadone

3rd Place: Dennis Davies, Brenda & Wayne Wilson, Ruth & Jim Bangay

4th Place: Sherry & Joe Shangle, Chuck Simmons, Marian Grigoni, Eddy Wood

Long Putt: Sherry Shangle

Women's KP: Janice Hall

Men's KP: Rod Blain

Scramble (2nd Group) – Feb. 11, 2016

1st Place: Barb & Steve James, Cindy & Les Ozero, Rod Blain

2nd Place: Sally & Bob Soby, Ken Stripling, Marian Grigoni, Clint Brooks

3rd Place: Bill Robinson, Shirley & Jim Naccarato, Ruth & Jim Bangay

4th Place: Traci & Ken Dahle, Dave Lind, Jon Laughlin, Nina Coghill

Long Putt: Edna McKonen

Women's KP: Cindy Ozero

Men's KP: Don Gibbons

Men's Day – Feb. 17, 2016

1st Place: Joe Shangle, Doug Erickson, Jack Sedgwick, Mike Ritz

2nd Place: Ron Hansen, Jim Dombroske, Bill Sharp, Gordon Parlette

3rd Place: Jeff Gygi, Allan Macnab, Donn Kaufman, Steve Wilburn

Long Putt: Jerry Singleton

KP: Harold Bouse

Scramble (18-hole) – Feb. 18, 2016

1st Place: Sally & Bob Soby, Betty & Jack Sedgwick

2nd Place: Bill Robinson, Debbie & Paul Talbot, Tom Hagadone, Marian Grigoni

3rd Place: June & Larry Larson, Joanne & Tony Winder, Tom Cornwall

4th Place: Traci & Ken Dahle, Janice & Gary Hall, Jim Espinoza

Long Putt: Don Hawley

Women's KP: Cindy Ozero

Men's KP: Jim Dombroske

Scramble (9-hole) – Feb. 18, 2016

1st Place: Tony Walker, Edna McKonen, Dixie & Mike Klostrich

2nd Place: Bob Johnson, Mary Bjorgo, John Montgomery, Mike Buttram

3rd Place: Linda & Darrell Hixon, Cherri & Steve McHolen

Long Putt: Patty Fry

Women's KP: Nancy Willson

Men's KP: Steve Wilburn

BOWLING LEAGUE NEWS

By Allen Stewart

Howdy bowlers. Our last day of bowling which counts toward standings and prize money is March 28th. We will try to get the final results into the April newsletter but may be too late to get in. April 4th is a sweeper for league bowlers and subs who want to bowl before attending the meeting to hand out prize money and elect officers for next year.

Some February happenings on the lanes:

The headline has to be Pat Matlock bowling 250, 209 and 246 games for a 705 series. That's scratch folks.

Sandy Heldt 222 game and 587 series.

Debbie Evans 214 game and 588 series.

Carol Stephens 199 game.

Bill Phelps 235 game.

Randy Stephens 235 game and 636 series.

Larry Meier 225 game.

John Peterson 221 game.

Paul Lange 221 game.

We probably miss some folks every month and we apologize.

W.D. Forty (Burdette Story, Dee Reinbolt, Bill Phelps, Ron Cox) is in 1st place with 48 wins. Rock n Roll (Steve Wilburn, Phyllis Wilburn, Norma Hansen, Debbie Evans) is 2nd with 47 wins.

If you will be gone before April 4th, arrange with a team member, me, Bobbie or Mel to get your winnings to you.

SHUFFLE BOARD ACTIVITY

Rumor has it that there are shuffle boarders in the Riverview Resort!!! The rumor is true. Sort of, because groups have been meeting and playing twice a week. Currently, groups have been playing shuffle board as follows:

Thursday evenings at 6:30pm, (practice from 6pm to 6:30pm)

Saturday mornings at 10am, (practice from 9:30am to 10am)

Lane assignments are drawn just before start time and two person teams have been playing 2 games for posting high total scores on the board. This season, players and scores have been as follows:

October 2015

There were 71 players in October. Top five scores for the month were:

310, 276, 248, 247, 239

November 2015:

There were 121 players in November. Top five scores for the month were:

288, 281, 261, 252, 214

December 2015

There were 101 players in December. Top five scores for the month were:

431, 398, 358, 326, 322 (2 team tie)

January 2016

There were 204 players in January. Top scores for the month were:

418, 408, 387, 383, 336

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 its 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 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 were more likely to succeed if 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

RACQUET CLUB NEWS

By Gayle Montgomery

LOVE - That describes February, right? The Racquet Club had a "Lovely" month. But before I give you the results of the tournaments I wanted to provide some insight into some of the terminology you might hear on the courts. When playing tennis the scoring can be confusing. One of the puzzling terms we use is the word "Love" Meaning: the score is Zero to 15, or 30 or 40. While contemplating what to write about this month [February - the month of LOVE] I thought - ahhh LOVE how appropriate - Why do we say "LOVE" when calling out a score of zero? Google to the rescue. There are two theories -the following is what I discovered.

Tennis originated in France in the 17th century and for some reason the egg in French symbolizes having nothing. When a player's score is zero, they said "egg". To say "egg" in French is "l'oeuf". It kind of sounds like you're saying "love". So when English-speaking people adopted the sport, the word stuck. Eventually the French abandoned saying EGG and instead used the traditional ZERO while we still use the mispronunciation...talk about irony.

OR there is a theory that the "playing for nothing but love". Theory Tennis is a game that is dearly loved by many players and spectators. One theory suggests that people liked the game so much that they didn't mind if they got a score of zero, because they played for the love of the game. So if they had zero points, they still had love.

Pickleball

We had three straight days of fierce competition in February. It was well attended by fans and friends. The pickleball tournament results are as follows:

Division 3 Round Robin: Men - 1st Brad Gilson; 2nd Jerry Matzek; 3rd Tom Moore

Women 1st Shelley Clairmont; 2nd Peggy Moore; 3rd Gloria Forde

Division 3 Seeded Doubles Elimination - 1st Brad Gilson & Gloria Forde; 2nd Shelley Clairmont & Diana Mills

Division 2&3 Combined Round Robin - Men 1st Dennis Clairmont; 2nd Mike Merryman; 3rd Dave Scott

Women 1st Julie Ellis; 2nd Barbel Morton

Division 2&3 Seeded Doubles Elimination - 1st Mike Merryman & Barbel Morton; 2nd Michael Kilborn & Dennis Clairmont

Several Riverview residents attended a "Dinking Clinic" at the Suddenlink Center, here in Bullhead City. What is "Dinking"? It is a softly hit ball that is hit at the feet of a net player either forcing him to hit the ball after it bounces or to volley the ball from below the net level. It may be hit from anywhere on the other side of the net, but is typically hit from a position as far back as 3/4 court and as close as a few inches from the net. The very best players can hit the dink from behind the baseline. It is a shot that could be used by players of all abilities with practice. Everyone can't learn to hit the ball hard or to jump in the air and hit a hard overhead, but everyone that can hit the ball in the middle of the paddle can learn to dink and acquire some degree of skill at it. It is probably the one shot a player can hit, that a small women can hit as easily as the strongest man as it doesn't require strength, but rather good touch and control. Many Riverview players are practicing this shot with accuracy and upping their game.

Tennis

The Tennis courts hosted the "Crazy 8's" tournament. No I do not know why it was called the "crazy 8's" but I do know it was FUN. It was a mixed doubles format and ladies who don't usually participate in tournament play participate in this February tournament. There were seven women and seven men entered in the craziness. The last day was the championship match. The winners advanced to the championship match by accumulating points based on the scores of their matches.

The results were: Women's 1st: Deb Miller, 2nd: Diana Mills. Men 1st place: TIE between Jason Hass and Roger Ehret as they both had the same number of points. The men's tie was broken by a spin of the racquet.

Jason was awarded 1st place. As a side note; Roger and Jason represented the youngest and the oldest players in the tournament [not sure which was the youngest or the oldest].

Coming Events:

Racquet Club Golf Scramble - March 4 [Friday] 8:30 TEE off - Be there at 8:00 AM - Lunch is provided. The format will be 9 holes of typical scramble and 9 holes of hits and giggles. The hits and giggles portion will challenge the expert golfer and make the game more equitable for the less experienced golfer. It may be the one time of the year the ardent racquet club member plays golf. It's always a memorable day on the links.

Racquet Club Meeting: March 16 - 1 PM - We need ALL members to attend. We enjoy the benefits of an active and fun club - that club needs all of you to participate. No excuses - come to the meeting.

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!

ANNUAL MEMBERS' MEETING

NOT YET APPROVED

Wednesday, February 24, 2016

Association President Ed McKeon called for the membership to open the Annual Members' Meeting at 2:00 PM.

Opening Agenda:

The meeting was officially opened by Gene Clipperton moving to open the meeting with Terry Oberst seconding. We had 130 attendees.

Open Forum:

Jennifer Myers: I would like to report a sad act of vandalism on the golf course. A replacement tree was donated as a memorial to a recently deceased golfer. The golf course staff placed that tree at or near where a tree had previously been on the course. On two occasions, that new tree has been uprooted and damaged. This kind of behavior is not becoming to Riverview. We have procedures for dealing with any issues members may have in a more civil manner. Thank you for your consideration in this matter.

Dennis Davies: Stated his wife's memorial tree was planted on the golf course. He found the tree on the ground so he replanted it. The next day he found the tree cut up and placed in his yard. He requested anyone with knowledge of who did this to please contact him.

Approval of the Minutes:

The minutes of the 2015 Annual Members' Meeting were read by Association Secretary Leo McMann. Gene Clipperton approved and Traci Dahle seconded the approval of the minutes. Zelma Weiss questioned how the votes were counted for approval. Ed McKeon stated our attorney concurs with the vote count used for approving of Ballot Items. The minutes were approved by the membership.

Reports:

Annual Reports:

Board President – Ed McKeon

Activities Committee – Linda Sommerville

Architectural Committee – no report
Election Committee – Kathy Holmes
Finance Committee – Carol Johnson
Pro Shop Committee – Ken Dahle
Governing Documents Committee – Rich Harris
Infrastructure & RV Storage Committee – no report
Maintenance & Landscape Committee – Dean Willson
Safety & Security Committee – Carol Johnson
Bingo Committee – Robin Norman
Communication Committee – Jon Laughlin

Reports from the President and various committees are on file with the meeting minutes.

Ed McKeon presented Traci Dahle a certificate of appreciation for her work on the Board of Directors.

Voting Results:

Election Committee Chair, Kathy Holmes, presented the following final results:

404 Paper Ballots returned

97 Electronic Ballots returned

Board

Terry Oberst	174
Nancy Willson	327
John Montgomery	318
Rich Harris	147

Adjournment:

Traci Dahle moved to adjourn the meeting and Darrell Kirkeby seconded. Meeting adjourned at 2:45.

Minutes attested to and respectfully submitted by:

Leo McMann Association Secretary.

REGULAR BOARD MTG MINUTES

PENDING BOD APPROVAL

Tuesday, February 16, 2016

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

Present at the meeting:

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

Jennifer Myers, Administrator

66 Association members.

Board Update/Comments:

Leo McMann stated “One of the criticism the BOD receives is we have too many rules. I concur we have too many ‘un-enforceable’ rules’. In the future I personally will challenge and I encourage my fellow BOD members to challenge any rule that does not clearly define how the rule will be enforced. The same goes for making signs. We accomplish nothing by making signs or rules that are not enforceable.”

Comments to the Board:

Patty Fry, Lot 338 wanted to know if we approved moving expenses as part of the re-hiring of Jennifer Myers. Ed McKeon stated it was approved in Executive Session. She also stated the salaries of all the employees should be made available to all Lot Owners. Ed McKeon stated he would get a legal opinion on this issue.

Zelma Weiss, Lot 91, registered a complaint about the Treasurers Report. It did not include depreciation in our year end totals therefore the Treasurer was not reporting accurate information. Ed McKeon stated our external auditors concur we are accounting for Depreciation correctly.

Jerry Owings, Lot 471, expressed his concerns with the re-hire of Jennifer Myers.

John Montgomery, Lot 201, feels the lease payment for the Golf Course equipment should not be coming out of the Reserve Account.

Correspondence:

Letter from Steve Simmons concerning placement of sheds on the three (3) foot easement.

Reports:

Administrator Report by Jennifer Myers:

First of all, I would like to thank everyone for the warm “welcome back”. It’s great to be here again.

We have received reports from the gate that 2 units had their windows or walls shot at or with something thrown. The police were notified and the officer told the safety officer on duty that it appeared to be a pellet or BB gun. Remember to always call the police FIRST, in an emergency situation, BEFORE reporting it to the gate. It is also recommended to have sufficient lighting around your lot to discourage mischief. An intruder is less likely to select a well lit home to break into.

An announcement will be made in the near future, but to give you a head’s up, the gate codes will be changed this summer. We will have a table set up with staff on hand to change your gate remote. We will post notices when this begins.

The 2016 Riverview directory is ready for distribution. The format is slightly different, so if you have any questions, please see the office. With us doing the printing in-house, and because of lot sales or changes of ownership, we can now update the directory more frequently. So, when you return in the fall, ask for the updated version. The directory on the website is updated as soon as we get the information from the new owner, so that directory is always current. If you do NOT want your phone number published, you need to notify the office.

There is a bulletin board behind the Grand Room door that has items posted for sale, rent or give away. Someone has been taking items off of that bulletin board. We can only speculate that it is because the people that are posting items are not following the guidelines. The guidelines are: Must be on a 3x5 index card. (Index cards are available in the office), Index card MUST be dated. Posted items are removed the last day of every month. If you want your item to remain on the board, it must be re-posted after the first of the month. The guidelines state that no photos or drawings are allowed, but that may soon change. However, if it’s changed, the photo MUST fit on the index card. If you have any questions as to whether your ad is compliant, please see the office.

Treasurer Report

Karen Schlichte

I had Kristi our accountant run the January month end early because of this Board meeting. We continue to have problems with our utilities coming in late in the month. That makes them under budget by \$31,997. Since it's so early in the year everything looks okay under all other departments for HOA except insurance was over by \$5,776.

Our Reserve balance is \$669,389. Our monthly assessment and interest of \$14,773 and expense of the loan payment for golf course equipment of \$2,616 and \$1,844 for the Bobcat was the activity on that account.

Golf course income was over by \$8,061, membership income and membership punch cards made up most of that overage. The rest of the accounts look okay, and we are running in the black by \$6,615.

I need to clear up an item with year-end totals which I reported in my Treasurer report in the newsletter. The year-end totals which a copy of this was either mailed out or in your in house mailboxes. I said the golf course was in the red by \$116,307 this total was taken off an early run of the year end balances, adjustments were made and the actual in the red total was \$117,945. Sometimes month end reports are run early to make the Board of Directors meeting or for the newsletter.

On the balance sheet and revenue/expenses for the fiscal year ending December 2015, there was some confusion. Where it says, signage/repair/replacement, delete the word signage and replace with major repair and replacement. That figure is what was spent from the Reserve account in 2015.

Committee Reports

Linda Summerville, Activities Committee, thanked Traci Dahle for all the work and support she has given to the committee.

Dean Willson, Landscape and Maintenance Committee. They will be scheduling the water valve testing shortly.

Carol Johnson, Safety Committee, recommended everyone have their lot number clearly displayed.

Kathy Holmes, Election Committee, reminded everyone to get their ballots returned by February 23.

Ken Dahle, Pro Shop Committee, reminded everyone the monthly BBQ will be February 26.

Approval of the Agenda:

Karen Schlichte moved and Traci Dahle seconded the approval of the agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of January 19, 2016 Regular Board Meeting

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

Unfinished Business:

Agenda Item #16.01.02 Leo McMann moved and Karen Schlichte seconded to move agenda item 16.01.02 from the table. Leo McMann moved and Terry Oberst seconded to approve the purchase of a used Toro Debris Blower for \$2,500 plus tax. John Montgomery stated this unit is only required for a short time and we should look into renting a unit. Brian Graham said rentals are not available and reinforced the need for the unit. Motion passed unanimously.

New Business:

Agenda Item #16.02.01 Gene Clipperton moved and Terry Oberst seconded to increase the modem rental rate by \$2.00 effective September 1, 2016. Motion failed with Leo McMann in favor.

Agenda Item #16.02.02 Karen Schlichte moved and Gene Clipperton seconded a motion to let the Pro Shop Committee test the use of a drone to get rid of the messy birds. Motion passed with Leo McMann opposing.

Agenda Item #16.02.03 Karen Schlichte moved and Gene Clipperton seconded a motion to purchase two fans not to exceed \$2,000 and an additional \$600 for the installation. Motion passed unanimously.

Agenda Item #16.02.04 Leo McMann moved and Gene Clipperton seconded a motion to have a 15' by 10' safety screen built for the ladies tee on the number 8 hole at a cost not to exceed \$1,000. Motion passed unanimously.

Agenda Item #16.02.05 Karen Schlichte moved and Gene Clipperton seconded a motion that poker playing within the Association's facilities be restricted to members only for the remainder of February and for the

months of March & April 2016. Motion failed unanimously. Doug Helgesen , Lot 108, stated no one has ever been turned away.

Agenda Item #16.02.06 Leo McMann moved and Gene Clipperton seconded a motion for displaying the ATV club picture in the Mail room along with the other pictures that are displayed. Traci Dahle moved and Gene Clipperton seconded to amend the motion to displaying the proposed picture in the multi-purpose room and get a different picture for the mail room. Both motions passed with Leo McMann opposing.

Director’s Comments:

Ed McKeon thanked Traci Dahle and Terry Oberst for their work on the Board of Directors.

Karen Schlichte -I have attended the last “Meet and Greet” gathering on February 10th. This hard working committee has two of these meetings a season and this one was the last one. It is greatly received and well thought of by our new residents. I support this function. I understand that the gifts that are given as door prizes are donated by this committee. I would like to see that cost offset by either the “Activity Committee” or by other donations. Just the work that is involved is enough and there should be no out of pocket for that committee.

Traci Dahle said thanks to everyone who supported her, it’s a bitter sweet goodbye, and I appreciate all of you!

Executive Session:

No executive session.

Adjournment:

Karen Schlichte moved and Terry Oberst seconded, to adjourn the meeting at 10:38 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

RIVERVIEW RESORT OWNERS' ASSOCIATION, INC.
UNAUDITED FINANCIAL STATEMENTS FOR
FISCAL YEAR ENDING DECEMBER 31, 2015

	OPERATING FUND	R.V. STORAGE FUND	GOLF COURSE FUND	OPERATING FUNDS TOTAL	RESERVE FUND	TOTAL ALL FUNDS
TOTAL ASSETS	\$ 590,521.74	\$ 35,928.63	\$ 1,030,976.96	\$ 1,657,427.33	\$ 659,075.80	\$ 2,316,503.13
LIABILITIES				-	-	-
INTER-FUND LIABILITIES				-	-	-
UNRESERVED FUND BALANCES				-	-	-
RESERVED FUND BALANCES				-	-	-
TOTAL LIABILITIES AND FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUE OVER EXPENSES	181,473.61	13,565.06	(117,945.10)	77,093.57	11,762.88	88,856.45
TOTAL LIABILITIES AND FUND BALANCES	\$ 181,473.61	\$ 13,565.06	\$ (117,945.10)	\$ 77,093.57	\$ 11,762.88	\$ 88,856.45
ASSESSMENTS	1,327,710.00			1,327,710.00	135,915.00	1,463,625.00
OTHER REVENUE	70,731.01	14,295.93	168,624.81	253,651.75	13,393.58	267,045.33
TOTAL REVENUES	\$ 1,398,441.01	\$ 14,295.93	\$ 168,624.81	\$ 1,581,361.75	\$ 149,308.58	\$ 1,730,670.33
EXPENSES						
PERSONNEL	457,213.48	-	141,146.70	598,360.18	-	598,360.18
UTILITIES	568,124.59	-	54,296.59	622,421.18	-	622,421.18
GROUNDS CARE	32,068.71	-	47,570.21	79,638.92	-	79,638.92
MAINTENANCE	42,526.66	730.87	13,303.12	56,560.65	-	56,560.65
RECREATION	24,285.57	-	-	24,285.57	-	24,285.57
NEW ASSETS& MAJOR REPAIR/REPLACEMENT	-	-	986.27	986.27	137,545.70	138,531.97
ADMIN/PROFESSIONAL	92,185.89	-	26,487.51	118,673.40	-	118,673.40
MEMBER BUYING PROGRAM	562.50	-	-	562.50	-	562.50
PRO SHOP EXPENSES	-	-	2,779.51	2,779.51	-	2,779.51
TOTAL EXPENSES	\$ 1,216,967.40	\$ 730.87	\$ 286,569.91	\$ 1,504,268.18	\$ 137,545.70	\$ 1,641,813.88
EXCESS REVENUE OVER EXPENSES	\$ 181,473.61	\$ 13,565.06	\$ (117,945.10)	\$ 77,093.57	\$ 11,762.88	\$ 88,856.45