



# RIVERVIEW REVIEW – MAY 2014

## NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

Production: *Volunteers needed for printing and collating this fall.*

## BOARD OF DIRECTORS

*Ed McKeon, President*

*Gene Clipperton*

*Traci Dahle*

*Leo McMann*

*Larry Meier*

*Terry Oberst*

*Karen Schlichte*

## OFFICE STAFF

Administrator: *Jennifer Myers*

Office Assistant: *Stephanie Zuccarelli*

Admin. Assistant: *Lisa Smith*

Our Web Page: *[riverviewrvresort.net](http://riverviewrvresort.net)*

## DIRECTOR'S FORUM

Directors are encouraged to submit articles or comments on park operations.

### A Few Words from Ed McKeon

By now, many of the snowbirds have left the resort for their other home. Soon, the resort's year-round residents will have the resort all to themselves. The resort's staff seems to have an endless "things-to-do" list for this summer. I will leave it to the administrator to report on the summer activities necessary to keep this resort in the best possible condition and running efficiently. It is my wish that you all have a great summer and safe return to Riverview in the fall.

On another note, both the Election and Governing Committees have decided to present the CC&R's for another annual meeting vote next year. In the meantime, a few articles addressing questions that have been raised regarding the changes are being reviewed and edited by the Governing Documents Committee for publication. It is the committee's hope that by addressing some of these major concerns the CC&R changes would be better understood and receive a more favorable result.

Again, I wish all of you a great summer.

## TREASURER REPORT

*By Karen Schlichte*

March was a great month for HOA and the Golf Course. When we make out a budget we use the prior year end totals to set the budget for the new year. Since a budget is just a guideline we use when we are dealing with spending, we sometimes over budget and under budget. It just happens.

HOA was over the budget in planned income by \$10,595.00. Personnel Expenses we under budget by \$3,595.00. Utilities were under budget by \$10,282.00, maintenance was under by \$4,773.00. We have to thank our staff for their help in watching expenses.

Golf Course has had record breaking play the last three months. Our weather was better than in past winters, and we had many more people come to the park this year as well. In three months we are just about to our annual budget for these items: resident membership, non-resident membership, member punch cards, green fees residents, and green fees non-

resident. Over all we are \$43,504.00 better than our budget. Way to go golf course! Thank you to Lee and his staff too.

We are finally at our 85% vested in our Reserve Account. It's taken at least 13 years for us to get to this point. Reserve is at \$1,005,301.00. We have a lot of spending for 2014 that will come from this balance. The big ticket item is the roof repair, air conditioning in the Grand Room, resurface the tennis court, just to name a few.

Well it's that time of year I always hate to see come. Our winter activities are almost over and people are starting to leave for their summer homes. It's time for our "must go" parties to start to help clean out the freezer and think about leaving ourselves. It's a sad time for me. I hope everyone arrives home safely and for those of you who just came to our park I hope we will see you return and that you had a nice winter with us.

Recycle please!

### **TRACI'S TIDBITS**

*By Traci Dahle #413 (801)-971-3035 - smoki1@smartfella.com*

As I am writing this we are packing and getting ready to head for Phoenix to look at another new way to maybe do our golf cart paths that is less expensive than cement. We all are hoping that we find out this is something we can use and start putting down this summer.

I want to thank all the wonderful volunteers who made this past year such a fun and eventful year. Without all our great volunteers, this park would not be what it is.

I am glad to say we got a lot done this past season. We got the rock behind the tennis courts finally finished, we got some great imitation carpet in the new pet exercise area, we got the hill on number 3 tee box finally looking better with Riverview in the rocks. I would have rather got the metal sign that we planned but we can't get everything we ask for. We finally got some trees replace around the park and on the golf course, because we keep losing our older ones to wind, bugs or who knows what else. We hope to get some more great upgrades to the park next season it always is nice to make our park look up to date and as much of a 5 star as we can.

It is getting very quite here and most the snow birds are gone for this season. I hope everyone has a wonderful and healthy safe summer. I am still doing my traveling/update. What I do is get updates and pictures of people in the park of their events, what is happening in their life and or traveling news, then I put some of them together in a big e-mail and send it out to about 180 people in the park. So for anyone that wants to get on my list and just receive the updates and or also please send me your things. Then just send me a e-mail and I will add you to the list.

### **ADMINISTRATOR'S REPORT**

*By Jennifer Myers*

**Riverviewvresort.net** is our renovated website. There is no need for a password as all of the documents are public information. The site has two main purposes; to promote the park on the internet and provide information to the residents and renters. As there will not be newsletters published in June, July and August, you can get up to date park information on the website under the category "Manager Updates".

**Overview:**

The home page has a general park description with a pop-up location map and contact information. There are eight other categories.

**GOLF COURSE:** Photos of the golf course and fee schedules

**FACILITIES:** Photos of Riverview facilities including the RV storage

**REAL ESTATE:** Resident ads for Real Estate sales or rentals with a pop-up of the park map

Printable documents for Park Model and Lot Rentals.

There will be a monthly fee for running the ad.

**ACTIVITIES:** Photographs of current activities and events with a pop-up of ongoing park events

**NEWSLETTER:** Current newsletter with seasonal archive with a pop-up of the current activities calendar

**BOARD MTG. MINUTES:** Current minutes with seasonal archive

**DOCUMENTS:** Rules and Regulations, CC & Rs, Property Improvement, etc. It will include the park phone book. If you don't want to be listed be sure and notify the office.

**MANAGER UPDATES:** Current and future park conditions and notifications such as pool closure or water shut-off, especially during the summer.

Thanks to Jon Laughlin for designing the web pages and managing the project to its completion. Stephanie will now be the administrator of the website and as a reminder, notify her if you do not want your telephone number to be published on the web page.

The office summer hours will begin on May 12, 2014 and will continue until September 26, 2014. The hours will be 7:00 a.m. - 3:30 p.m., closed from 12:00 p.m. - 12:30 p.m. for lunch. September 29, 2014 we will resume regular hours.

I would like to give a special shout out to Florence Cooke and Kay Rauch. They have put many years into printing and putting together the newsletter. We thank them for the hard work and dedication. We will now be looking for volunteers to help with this task. If you're interested, please see the office staff.

The issue of parking over the sidewalk and out into the road has been increasing. CC&R 2.2 states, *"All lot owners shall provide adequate parking, as defined in The Architectural Control Committee's Property Improvement Rules. All road licensed vehicles and non-public roadway vehicles shall be parked only within the boundaries of owner's lot."* Please make sure that your vehicle is not hanging over the sidewalk as this creates a safety hazard for the walkers and bike riders.

Everyone have a safe and happy summer!!!

**STEPHANIE'S REPORT**

Thanks to Kay Earnst for the nice large clock in the Pool area and we need volunteers for the printing and collating of the newsletter this fall.

Get Well Wishes To:

Jim Moore ..... Lot #173

Jim Bangay..... Lot #84

We extend our condolences to the residents who have lost family members.

Rodney & Gloria Hirschi ..... Lot #77

**BIG HEARTED HOMEOWNERS**

All of our donated medical equipment has been gifted to various Organizations. You may contact any of the designated locations by phone and reserve them at no cost.

Moose Lodge ..... 763-1860  
Salvation Army ..... 753-5592  
Senior Center ..... 763-0193  
Nutrition Center ..... 758-0718  
Help Office..... 758-2445

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #460 Reinbolt, Gary & Dee #230 Smith, Frank & JJ #35 Masseur, Larry & Carolyn, #604 Brown, Dave & Donna all donated to the candy fund for the counter. Thanks to all of you for your generosity.

## **THE NEEDLERS**

We meet to socialize while we work on projects like Knitting, Crocheting, Embroidery, Cross-stitching or any needle art.

This year you can learn to knit or crochet by joining me as I teach you how to knit and/or crochet an afghan. These afghans are made by joining blocks together. Each block will teach you new and different stitches. By the time you complete all the blocks you will be an experienced knitter and /or crocheter. There are no time limitations. You may work on this at your own pace. I will guide you all the way.

I will also help/teach you other projects if the afghan does not interest you. Just bring your own pattern(s) or explore some of mine. Looking forward to “needling” with you. Supplies list is in the bulletin board in Craft Room.

Tuesday 10:00-12:00 Craft room

*Teresa Simmons #470 480-370-5449*

## **FYI**

Current magazines are welcome in the library, please take older issue to recycling

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

Please remember the speed limit is 15MPH

Please fill out a departure notice in the office before leaving for home.

## **THE MAIN GATE**

*By Mel Maritz*

The Courtesy officer reminds our residents that they may need to get the new stickers for your windshield. We will continue to stop you at the gate to remind you. The reason this is so important is that people have given their old stickers to family or friends or left them on their car or when they get a new car. For these reasons we get new stickers every couple years.

We have our new caution signs just below the two stop signs at the main gate. We also are going to replace the iron posts on the stop signs and install the signs on white 4x4 posts. Jon Laughlin photographed the entrance into the gate and enhanced the photo to include the posts and I think this will bring more attention to the stop signs.

For all of you who are stopping at those stop signs, Thank you very much.

Please keep in mind, if you have guests or family coming to visit you must call the gate to request a pass. If you do not we will not allow them to enter the resort and that is not something we enjoy. We have had several occasions when family or guests want to surprise a resident without the resident knowledge.

The best we can do is to have them call the resident and the resident call the gate. Please understand the policy was created by the residents to keep unwanted guests and even in some cases family out of the resort. Thanks for your cooperation and if the courtesy team can assist you with something, call us our number at the gate is 928-758-7234

## **OCTOBER HALLOWEEN DANCE**

*By Traci Dahle*

We had our meeting for next October, planned the food and we know who the band is. I will put the final details in the September newsletter. We always like to give everyone a heads up on the theme so when you are home you can plan your costumes during the summer if you need to work on them early. So get your sheets ready for the Ghosts, Goblins and Toga Halloween Dance!!!!!!!!!!!!!!

## **PRO SHOP COMMITTEE**

*By Ken Dahle, Pro Shop Committee chair*

We had our last Pro Shop Committee meeting on April 4th and scheduled our next meeting for October 3, 2014 and our next barbeque for October 24, 2014.

Our next cart path fundraiser will be November 7, 2014 and will be another Glo Ball night tournament called "When Pigs Fly: Clyde and Lez will have a great fun event and will fill us in on the details next fall, keep this date on your calendar, Clyde, Lez and their committee always has some fun ideas for our enjoyment.

We now have \$16,293.00 in our "cart path" fund. The BOD approved the concept for completing Phase 1. A group is traveling to the Phoenix area to investigate a new type of material which is less expensive than concrete and easy to maintain. We will be back after this newsletter is out, will let everyone know what was decided.

We hope to be able to do Phase 1 when we re-seed in the fall.

We voted to make some minor changes to our "Mission Statement" and "Duties and Responsibilities" to bring them up to date.

Have a safe and happy summer and looking forward to next fall.

## **RIVERVIEW SUMMER ACTIVITIES**

*By Linda Summerville*

These events will have sign-up sheets to ensure enough interest by residents. If there are less than 20 sign ups the event will need to be cancelled. Please contact Tom Tiritilli 928-758-1407 if Happy Hour is cancelled.

Following is the list of scheduled activities for the months from May – September. The names following each event are those that expect to be available to work on that date or who said available whenever. If you need to make a schedule change please contact fellow team

member. If you are available to help at any time please do not hesitate to contact team members.

Some changes to initial menus have been made. This was done for the ease of tasks for those whom have volunteered.

Jim Runkle will have the cash to cover costs – receipts need to be provided.

### **Calendar:**

**May 9<sup>th</sup>** Mother's Day Recognition

(Husbands and Guests welcome) – Salad Bar – Noon –Bring salad to share – meat will be provided. – Delma/Ethel Crayk/Juli Kosov/Howard Wilburn

**May 17<sup>th</sup>** – Strangers – Happy Hour - Snack Night – Fruit, Veggie Trays, Chips and Dip – Jim/Pat/Terry Oberst

**May 26<sup>th</sup>** – Memorial Day Tribute – Program 10:00 AM, followed by Sandwiches and Punch – Delma/Maria Hartmann/Ethel Crayk/Terry Oberst

**June 13<sup>th</sup>** – Friday 2:00 PM – 5:00 PM Karaoke – Chips n Dips – Will/Jill

**June 21<sup>st</sup>** – Strangers - Happy Hour – Pizza and Salad – Papa Johns?/2 pieces per person - Will/Jill/Susan Cornell/Marilyn Nelson?

**July 12<sup>th</sup>** – Strangers – Happy Hour – Smiths Chicken – (contact manager in Deli Department on Hancock – avg. 2 pieces per person- we usually just pick up ourselves as is warmer she will assist with all you need call by Wednesday prior to HH) Steve/Phyllis Wilburn /Susan Cornell/Marilyn Nelson/Juli Koslov

**August 16<sup>th</sup>** – Strangers – Chicken Salad/Croissants – Jim/Pat/Wilburns/Dottie/Vince/

**September 9<sup>th</sup>** – Strangers – Happy Hour – Hamburger and Chips Jim/Pat/Susan Cornell/Barbara Robinson

**September 21<sup>st</sup>** - Champagne Brunch – 9:00 AM – 11:00 AM – Florence Cook/Delma/Gailen /Sharlene/Delma/Jim/Marilyn

(These events are based on headcount from sign-up sheets)

### **Summer Activity Committee Team**

Delma Turgeon	Lot 690	928-704-1620
Jim/Pat Runkle	Lot 574	928-201-9685
Linda Sommerville	Lot 69	989-750-5399
Will McGregor/Jill Kohler and*Dottie Casteldo	Lot 4	541-999-0788
Vince Rosauer	Lot 545	702-274-1036
Steve/Phyllis Wilburn	Lot 594	509-886-2008
Maria Hartman	Lot 547	928-763-8193
Jim/Kay Keller	Lot 55	928-234-2343
*Juli Koslov	Lot 64	928-277-9887
*Howard Wilburn	Lot 32	206-949-8619
Marilyn Nelson and Sharlene	Lot 68	928-758-5261
Gailen Hiatt	Lot 453	928-219-5075
Susan Cornell	Lot 680	810-522-7949
Terry Oberst	Lot 479	509-868-4960

Ethel Crayk            Lot 118            928-758-3984  
Barbara Robinson    Lot 520            520-548-3886  
\*Ron/Doreen Hansen Lot 47            928-542-6905

\*please contact to verify available to work specific dates. Schedule created on those that provided available dates and those that did not

## **FROM THE GOLF COURSE**

*By Doreen Hansen*

It has been eerily quiet around the park and the golf course lately. Many people have headed to their summer residences and they are definitely missed. We wish them all a happy and healthy summer!

The leagues have ended for the season. Throughout the season, Jon Laughlin and I include the results in the monthly newsletter and they are added to our Facebook page each week. If you haven't already "liked" the golf course on Facebook, you can do that by finding Riverview Resort Golf Course, Bullhead City, and click on the "Like" button. You will stay updated on activities, course condition, tournaments, league and tournament results, and other golf course information. When a new article is added, it should show up on your FB page! Check it out!

I would like to take this opportunity to thank all of our volunteers who have worked to make this course the best Par-3, 9-Hole course in the area – and top notch over some of the 18-holers! We are consistently complimented by outside players - golfers who find us "on their way by," those who've played here for years, those who have recently "discovered" us, and our own park residents - on the condition of our course. Our Pro Shop volunteers have been so wonderful – always ready to do whatever needs to be done to assist our golfers and to give a hand to Lee and myself with anything we need. We thank you so much for giving your time and your heart to the golf course. You are much appreciated! We really cannot thank you enough...

We did have a couple "post-season" holes in one – Bob Soby and Ruby Wheeler! Congratulations to you both!

We realize the course is a beautiful place to take a walk, and convenient to cut across; however, please do not walk on, or cut across, the course from dawn to dusk – for your safety. Also, dog owners – please do not walk or allow your dog on the golf course *at any time!* Thank you for your consideration!

## **APRIL LEAGUE RESULTS**

*By Doreen Hanson*

### ***Men's Day, April 2***

1st Place: Chuck Vanfossan, Bill Robinson, Dale Chabot, Ron Pajak

2nd Place: Dennis Davies, Jerry Fry, Dale Watson, Gordon Parlette

3rd Place: Larry Larson, Tom Bighaus, Jack Sedgwick, Bill Jandt

### ***Scramble, April 3***

1st Place: Chuck & Julia Vanfossan, Bill & Viv Sharp, Dave Baublitz

2nd Place: Jerry & Gloria Carbert, Larry Meier, Bob Meier, Sally Barrow

3rd Place: Charlie Clark, Mac & Sue Johnson, Ken Stripling, Doreen Hansen

4th Place: Bob & Sally Soby, Ron & Arlene Shrode, Dave Moon  
5th Place: Pat Matlock, Don Hawley, Dee Hunter, Jack & Betty Sedgwick  
Long Putt: Ruby Wheeler  
Women's KP: Tracee Matkowski  
Men's KP: Bob Soby

***Men's Day, April 9***

1st Place: Larry Meier, Jim Dombroske, Bill Brown, Bill Jandt  
2nd Place: Bob Soby, Dave Moon, Eddy Wood, Dennis Davies  
3rd Place: Harold Bouse, Tom Bighaus, Rod Blain, Jon Laughlin  
Long Putt: Dennis Davies  
KP: Jim Dombroske

**HOLE IN ONE – Bob Soby!!**

***Scramble, April 10***

1st Place: Ken Stripling, Jim & Myla Dombroske, Don Hawley  
2nd Place: Emmet & Billie Moberg, John & Gayle Montgomery  
3rd Place: Harold Bouse, Dave Lind, Dean Willson, Mel Maritz, Ruby Wheeler  
4th Place: Bill Robinson, Charlie Clark, Gordon Parlette, W.D. Allen, Marion Grigoni  
5th Place: Dick Esch, Dave Shaw, Tony & Joanne Winder, Sally Barrow  
Long Putt: Bill Brown  
Women's KP: Betty Sedgwick  
Men's KP: Dennis Davies

***Men's Day, April 16***

1st Place: Chuck Vanfossan, Bill Robinson, Mac Johnson, Derv Fortenberry  
2nd Place: Harold Bouse, Bill Sharp, Terry Oberst, Dave Moon  
3rd Place: Jim Dombroske, Dean Willson, Ken Stripling, Bill Jandt  
Long Putt: Ken Stripling  
KP: Chuck Vanfossan

***Scramble, April 17***

1st Place: Clyde & Les Grosz, Jack & Betty Sedgwick, Ken Stripling  
2nd Place: Harold Bouse, Mac & Susan Johnson, Ed Jess, Bob Meier  
3rd Place: Don & Margit Gibbons, Derv & Dona Fortenberry, Jon Laughlin  
4th Place: Ken & Traci Dahle, Tom Bighaus, Marion Grigoni, W.D. Allen  
5th Place: Ron & Doreen Hansen, Ron & Nita Hatcher, Ruby Wheeler  
Long Putt: Nancy Willson  
Women's KP: Ruby Wheeler (Hole in One!)  
Men's KP: Chuck Watson

***Men's Day, April 23***

1st Place: Don Gibbons, Tom Bighaus, Leo McMann, Jerry Fry, Bill Brown  
2nd Place: Harold Bouse, Dean Willson, Gordon Parlette, Tony Winder, Steve Wilburn  
3rd Place: Rich Keana, Jack Sedgwick, Eddy Wood, Dave Moon, Bill Robinson  
Long Putt: Leo McMann  
KP: Rich Keana

***Scramble, April 24***

1st Place: Dave Shaw, Dick Esch, Ron & Nita Hatcher, Tom Bighaus  
2nd Place: Ken & Traci Dahle, Larry Meier, Gordon Parlette, Ruby Wheeler  
3rd Place: Bob & Sally Soby, Clyde & Les Grosz, Jim Espinoza  
Long Putt: Margit Gibbons  
Women's KP: Betty Sedgwick  
Men's KP: Chris Peterson

## **RIVERVIEW BOWLING**

*By Art Engen*

We had a very exciting finish this year with a tie for 1st. Place and a 1 game roll-off to determine the winner for the season. The roll-off was also very close having only 31 pins for the final scores with the Alley Cats in 1<sup>st</sup> place and Straight Shots coming in 2<sup>nd</sup>.

Good job everyone.

High series handicap for the men is 1<sup>st</sup> place Doug Erickson with Larry Woll in second. Marilyn Nelson hung on to 1<sup>st</sup> for the women with Florence Cooke in 2<sup>nd</sup> place

High scratch game is Dominic Messina and Larry Meier in a tie for 1<sup>st</sup> place for the men. For the women is Karil Nieson in 1<sup>st</sup> place and Laurie Ech in 2nd.

High game handicap 1st place goes to Robert Cambell with Warren Ech taking 2<sup>nd</sup> place.

High series scratch 1<sup>st</sup> place goes to Leo McMann and 2<sup>nd</sup> to George Mayer for the men and Phyllis Wilburn 1<sup>st</sup> place with Patty Troup in 2<sup>nd</sup>.

High series handicap for team goes to Alley Cats in 1<sup>st</sup> place and WD forty in 2<sup>nd</sup> place.

High series scratch to O'Learys 1<sup>st</sup> and Gutter Dusters in 2<sup>nd</sup>.

High game handicap goes to Pin Busters 1<sup>st</sup> and Jimmy's Jokers in 2<sup>nd</sup> place

High game scratch to 1<sup>st</sup> place Rowdy Bunch and 2<sup>nd</sup> place to Whatever.

High average this year for the men goes to Thom Nieson in 1<sup>st</sup> and Larry Meier in 2<sup>nd</sup>. High for the women is Phyllis Wilburn with Linda Sullins in 2<sup>nd</sup> place.

Most improved for the year for the men is Robert Cambell 1<sup>st</sup> and Alan Lee 2<sup>nd</sup>. For the women is Florence Cooke 1<sup>st</sup> and Kathy Luer in 2<sup>nd</sup> place.

This has been a very nice season for our Bowling League and I am looking forward to October when we will all be back for another season. We start bowling on Oct. 6<sup>th</sup> and everyone is more than welcome to join us.

If you are going to bowl and need a team or have your team please let one of the officers know before league starts. Have a happy summer and see you in the fall.

*Art Engen 503-728-3417*

*Mel Maritz 928-704-6649*

*Carol Sanders 509-220-2250*

## **STRETCH AND TONE, etc., etc., etc.**

*By Sally Barrow*

As with other activities, the Snowbirds departure has taken some of our valuable Stretch and Tone leaders "home" for the summer months and this is one more activity that is being scaled down for the season. We'll continue to try to keep our muscles toned by doing Stretch and Tone only on Wednesdays at 8:00 to 9:00 a.m. at the air-conditioned Proshop Lounge East exercise room. However, there are great summer exercises that remain available to avoid the couch potato syndrome!

The best time to get some fresh air is early in the day before it gets too hot, so get up with the sun and take a walk for your heart's sake. The pool offers exercises, including enthusiastic "Billy Jo" on tape at 6:30 a.m. for about 45 minutes with continuous exercise instruction for every part of the body. For those who need a little more shut eye, Kay Rauch plans to continue pool exercises at 9:00 a.m. (that's 9:00 instead of 10:00) on Tuesday, Thursday, and Saturday, again with instructional tape. So there's pool exercise available every day but Sunday, just pick your day and time.

Tennis and Pickleball players get out on the courts laughing and perspiring while they improve their skills and have great social time. Hit the pool to get refreshed afterwards! Our air-conditioned clubhouse offers a less crowded workout room with state of the art exercise equipment. There are lanes of shuffleboard beckoning for those preferring a more mild form of exercise and competition a little later in the day or in the evening. Get a group together to commit and play.

So no need to let those muscles retract when the temperature rises! Vigorous exercise triggers the release of endorphins, the body's natural painkillers, so don't lose an opportunity to chase pain away naturally. Besides, you'll just feel better about yourself by staying active, very likely get a better night's sleep, and meet some new friends.

Have the best possible summer here at Riverview.

NOT YET APPROVED

## **Regular Board Meeting Minutes**

**Tuesday, April 15, 2014**

*Minutes attested to and respectfully submitted by: Leo McMann, Association Secretary.*

President Ed McKeon called the meeting to order at 09:05 AM.

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

Jennifer Myers, Administrator.

62 Association members.

### **Board Update/Comments:**

Traci Dahle announced a DVD promoting RVRV was made by Mark and Joyce Young. A copy is available from the Young's (928-542-8464) for \$2.50.

### **Comments to the Board:**

None

### **Correspondence:**

Slow down the traffic on Kobe – Bob & Sally Sobrepena, Lot 95

### **Reports:**

Administrator Jennifer Myers' reported:

We have a lot of projects on the schedule for this summer. We will get a new roof on the

clubhouse, the tennis courts are to be resurfaced, we will add some lighting on some of the streets and the barranca will be cleaned and trees and bushes will be trimmed. These are just a few of the things that will be done.

Please check out the new and improved Riverview Website. There are a few documents that need to be updated, but the real estate section is up and running. Thanks again to Jon Laughlin for his diligent effort to make this happen.

The “Riverview” sign made out of rock on the hill as you enter through the main gate is complete. The “W” needs a little work, but all in all, it looks great!

I would like to thank all of our volunteers for the hard work they put into making Riverview what it is!

Please remember to check out in the office before you leave for the summer. If you have one of the bulk account internet modems, please let the office know so that it can be shut off until your return. Otherwise, you will be charged for those months.

I hope everyone has a great summer!

Treasurer Report reported by Karen Schlichte.

Leo McMann reported the ACC has received 220 request in the period Jan 2014 – to date.

Carol Johnson, Safety Committee Chairman, minutes of their regular meeting was discussed.

#### **Approval of the Agenda:**

Terry Oberst moved to approve the Agenda, seconded by Karen Schlichte. The motion passed unanimously.

#### **Approval of the Consent Agenda:**

The consent agenda included the Approval of the following:

Minutes of March 18, 2014 Regular Board Meeting

Agenda Item #14.04.01 approval of Rose Lee McGlynn Lot 253 and Sandie Gaisbauer Lot 567 to the Election Committee – Stan & Sandy Heldt Lot 279 to the Activities Committee.

Traci Dahle moved and Terry Oberst seconded the motion to approve the consent agenda as presented. The motion passed unanimously.

#### **Unfinished Business:**

##### **New Business:**

Agenda Item #14.04.02 Election Committee Policy Statement. Traci Dahle moved and Larry Meier seconded to approve the Election Committee’s revised Policy. Motion passed unanimously.

Agenda Item #14.04.03 Standing Committee Policy Statement. Traci Dahle moved and Terry Oberst seconded to approve the Standing Committee Policy. Motion passed unanimously.

Agenda Item #14.04.04 George Mayes Appeal Lot #290. Will Walker made an appeal to the Board for the Board to approve the fence George Mayes built without approval from the

Architectural Control Committee. Ed McKeon moved and Leo McMann seconded the motion to NOT approve George Mayes fence. Motion passed unanimously. Will Walker then stated they will take the fence down.

Agenda Item #14.04.05 Repair lighting from Clubhouse to horseshoe pits. Terry Oberst moved and Karen Schlichte seconded to approve replacing lighting near steps, dumpster area and horseshoe pit area. Cost not to exceed \$1,600. Motion passed unanimously.

Agenda Item #14.04.06 AED Defibulator & AED Cabinets. Terry Oberst moved and Traci Dahle seconded to approve the purchase and install 1 AED Defibulator and 2 AED cabinets with alarms. Cost not to exceed \$2,150. Motion passed unanimously.

Agenda Item #14.04.07 Engineering Services for Grand Room AC. Leo McMann moved and Terry Oberst seconded to approve hiring an engineer to redesign and oversee construction of Grand Room air conditioning Cost not to exceed \$5,000. Motion passed unanimously.

Agenda Item #14.04.08 Roof Repair Consultant. Traci Dahle moved and Larry Meier seconded to approve hiring a consultant for the roof repair project. Cost not to exceed \$7,000. Leo McMann moved and Terry Oberst seconded to amend the cost not to exceed \$27,000. Both motions passed unanimously.

Agenda Item #14.04.09 Thorny Tree Removal. Leo McMann moved and Karen Schlichte seconded to approve removal of all trees and bushes that have thorns and/or could cause a safety issue. Motion failed unanimously.

Agenda Item #14.04.10 Change Color of Tennis Court. Larry Meier moved and Karen Schlichte seconded to approve the color change for the tennis courts to match pickleball court colors. Motion passed unanimously.

Agenda Item #14.04.11 Items for Disposal. Tracie Dahle moved and Karen Schlichte seconded to approve disposal of surplus equipment. Surplus equipment consists of 2 golf carts, a Yamaha Mule and rusted table saw. Residents can bid on these items at the Administrators office. Motion passed unanimously.

Agenda Item #14.04.12 Removal of Association Palm Tree Lot 114. Leo McMann moved and Terry Oberst seconded to approve the removal of an association tree to be replaced by smaller in diameter Palm Tree at least 6' tall at owners expense. Motion failed unanimously.

Agenda Item #14.04.13 Inspection Process for ALL RV's. Leo McMann moved and Ed McKeon seconded to approve new inspection form for all RV Motor Homes, 5<sup>th</sup> Wheels and Travel Trailers. After much input from attendees Leo McMann moved to table the motion with Karen Schlichte second. The original motion and the table motion passed with Traci Dahle dissenting. Then Larry Meier moved to reconsider the motion to table with Traci Dahle second. The reconsideration motion passed with Leo McMann dissenting. The main motion was again voted on with the motion failing unanimously.

Agenda Item #14.04.14 PIR Change for Painting structures. Leo McMann moved and Traci Dahle seconded to approve change to the Property Improvement Rules as follows: '5.2.3

Pre-approved color samples for structural painting and/or trim are available in the Administrators Office. Any colors other than the pre-approved colors must be approved by the ACC' In the discussion phase it was noted you still must get a permit to paint even with the pre-approved colors. Motion passed unanimously.

Agenda Item #14.04.15 PIR Procedure for Inspection of Lots for Sale. Leo McMann moved and Terry Oberst seconded to approve changing Property Improvement Rules as follows:

28. 1 At or before a Lot is sold the Architectural Control Committee will inspect the property and note any non-compliant issues with the property This information will be provided to the Escrow agent prior to time of closing. This information is available from the Administrator for all interested personnel.

Motion passed unanimously.

Agenda Item #14.04.16 PIR Procedure for Sale of Lots without Park Models. Leo McMann moved to remove this item from the agenda with Traci Dahle seconded. This procedure used the form that was NOT approved in 14.04.13 above. Motion passed unanimously.

Agenda Item #14.04.17 Establish a Master File for Rules, Policies and Procedures. Leo McMann moved and Traci Dahle seconded to approve establishing a Master File of all Rules, Policies, and Procedures and permit the Administrator Office to add a standard Footer to existing documents. Motion passed unanimously.

Agenda Item #14.04.18 Display Canadian Flag. Leo McMann moved and Traci Dahle seconded to approve the display of the Canadian Flag in RVRV Resort. It was noted we have over 25 Canadian residents owning lots and we have many Canadian residents who rent. Motion passed with Terry Oberst and Larry Meier opposed.

Agenda Item #14.04.19 Extend Golf Cart Parking and begin Cart Path. Traci Dahle moved and Terry Oberst seconded to approve the installation of concrete to extend the golf cart parking area and install a polypath on Tee Box #1. All cost to be paid with Pro Shop Committee funds. Leo McMann amended the motion to remove specification of concrete for the parking area Terry Oberst seconded. Ed McKeon noted this project is to be managed by the Engineering firm hired and paid for by the HOA and the Administrator. Any changes to the project are to be a written change order signed by the Engineering firm and the Administrator. Both motions passed unanimously.

Agenda Item #14.04.20 Raise Tee Box #5 by two (2) feet. Leo McMann moved and Terry Oberst seconded to approve re-work of Tee Box #5 not to exceed \$6,000. The Administrator will be responsible for this project. Motion passed unanimously.

### **Director's Comments:**

Ed McKeon and Traci Dahle wished all everyone an enjoyable summer and a safe return.

### **Executive Session:**

Adjourned to executive session at 11:02.

### **Adjournment:**

Larry Meier moved and Traci Dahle seconded, to adjourn the meeting at 11:28 AM. The meeting was adjourned.

**HOA/RV STORAGE INCOME & EXPENSE STATEMENT - CASH FLOW STATEMENT**

*Report by: Karen Schlichte Treasurer*

for PERIOD: March 1, 2014 to March 31, 2014

HOA & RV STORAGE	This Month Ending 3/31	Current Year to Date	Budget Year to Date	Variance with Budget
<b>NON-ASSESSMENT INCOME</b>				
Banking & Investment Interest	\$21.37	\$62.91	\$77.50	-\$14.59
Service Fees & Misc. Revenue	\$7,991.08	\$25,516.22	\$14,907.50	\$10,608.72
<b>TOTAL NON-ASSESSMENT INCOME</b>	<b>\$8,012.45</b>	<b>\$25,579.13</b>	<b>\$14,985.00</b>	<b>\$10,594.13</b>
<b>OPERATING EXPENSES</b>				
Personnel Expenses	\$34,348.10	\$100,382.23	\$110,839.50	-\$10,457.27
Utilities	\$58,052.27	\$128,124.19	\$138,406.25	-\$10,282.06
Grounds Care	\$2,803.40	\$11,639.30	\$9,425.00	\$2,214.30
Facility Maintenance	\$3,496.54	\$11,526.85	\$16,800.00	-\$5,273.15
Recreation Supplies & Maint.	\$1,510.10	\$5,375.02	\$4,875.00	\$500.02
New Assets/Projects	\$2,849.00	\$2,849.00	\$500.00	\$2,349.00
Administration	\$5,184.40	\$17,474.93	\$19,600.00	-\$2,125.07
Member Programs	\$0.00	\$572.50	\$550.00	\$22.50
<b>TOTAL OPERATING EXPENSE</b>	<b>\$108,243.81</b>	<b>\$277,944.02</b>	<b>\$300,995.75</b>	<b>-\$23,051.73</b>
<b>MEMBER OPERATING ASSESSMENT</b>				
	This Month Ending 3/31	Current Year to Date	Budget Year to Date	Variance with Budget
Operating Assessment	\$103,632.75	\$311,036.25	\$311,036.25	\$0.00
Allocation from HOA/RV Storage	(\$100,231.36)	(\$252,364.89)	(\$286,010.75)	\$33,645.86
Allocation from Golf Course	\$2,866.21	\$19,816.50	(\$32,799.50)	\$52,616.00
<b>NET OPERATING BALANCE</b>	<b>\$6,267.60</b>	<b>\$78,487.86</b>	<b>(\$7,774.00)</b>	<b>(\$86,261.86)</b>
Reserve Assessment	\$11,326.25	\$33,978.75	\$33,978.75	\$0.00
Reserve Other Income	\$1,075.11	\$1,385.06	\$1,500.00	(\$114.94)
Reserve Expenses	\$9,473.02	\$11,261.50	\$47,225.00	(\$35,963.50)
<b>NET RESERVE GAIN or (LOSS)</b>	<b>\$2,928.34</b>	<b>\$24,102.31</b>	<b>(\$11,746.25)</b>	<b>\$35,848.56</b>
	Beginning Balance	Net Change	Ending Balance	
<b>RESERVE BALANCE</b>	<b>\$1,002,373</b>	<b>\$2,928.34</b>	<b>\$1,005,301</b>	

**GOLF COURSE INCOME & EXPENSE STATEMENT - CASH FLOW STATEMENT**

*Report by: Karen Schlichte Treasurer*

for PERIOD: March 1, 2014 to March 31, 2014

GOLF COURSE OPERATIONS	This Month Ending 3/31	Current Year to Date	Budget Year to Date	Variance with Budget
<b>GOLF INCOME</b>				
Resident Fees	\$14,910.84	\$45,874.00	\$18,150.00	\$27,724.00
Non-Resident Fees	\$11,938.09	\$33,916.19	\$15,200.00	\$18,716.19
Pro Shop Sales	\$1,885.45	\$4,383.14	\$1,150.00	\$3,233.14
Miscellaneous Revenue	\$182.11	\$710.40	\$968.75	-\$258.35
<b>TOTAL GOLF INCOME</b>	<b>\$28,916.49</b>	<b>\$84,883.73</b>	<b>\$35,468.75</b>	<b>\$49,414.98</b>
<b>GOLF OPERATING EXPENSES</b>				
Personnel Expenses	\$9,862.90	\$28,936.06	\$32,282.00	-\$3,345.94
Utilities	\$3,525.25	\$8,752.93	\$12,093.75	-\$3,340.82
Grounds Care	\$245.41	\$1,860.13	\$10,630.00	-\$8,769.87
Facility Maintenance	\$5,432.92	\$10,292.29	\$4,900.00	\$5,392.29
New Assets/Projects	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$6,679.66	\$11,000.79	\$6,787.50	\$4,213.29

<b>Pro Shop Goods</b>	<b>\$304.14</b>	<b>\$4,225.03</b>	<b>\$1,575.00</b>	<b>\$2,650.03</b>
<b>TOTAL GOLF EXPENSEs</b>	<b>\$26,050.28</b>	<b>\$65,067.23</b>	<b>\$68,268.25</b>	<b>-\$3,201.02</b>