



RIVERVIEW REVIEW – MAY 2015

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Our Web Page: riverviewrvresort.net

DIRECTOR'S FORUM

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

A Few Words from Ed McKeon

It is that time of year when we have an exodus from Riverview by the snowbirds. A word of advice: Marion and I left Arizona early for Michigan because of some follow-up doctor appointments and, as I am writing this article, we have 39 degrees and a hint of snow flurries in the air. The advice is that you do not want to be too hasty in leaving the warmth of Arizona!

Your directors had a very lengthy agenda for their last regular meeting. We had 28 items that needed to be addressed before the 2014-2015 winter season ended. There was considerable member interest and participation from those in attendance. We certainly welcome member attendance and input at the board meetings. All we ask is that the members go to the podium, state their name and lot number and proceed to state their concerns. In this manner, their concerns will be documented in the meeting minutes. This will allow the meeting to be conducted in an orderly manner and with us being able to record the concerns expressed by our members.

The staff at Riverview is prepared to do what they usually do in the summer to keep the resort in good condition and ready for our members' return in the fall. It is my wish that you all have a great summer and a safe return to Riverview in the fall.

TREASURER REPORT

By Karen Schlichte

At the time of our April Board meeting our month end reports were not complete, so please check the Board minutes for some of the information. Reserve and Golf Course information was reported then.

HOA income was over by \$7,532. The resident Internet income made up most of that overage. Our water machine income and collection cost income made up the rest. Some of these will even out during our summer months with the decrease in members leaving for the summer.

Wages for maintenance was below budget because they were working with one less person.

HOA utilities were under budget by \$32,036. Water made up most of this overage. It will be interesting to see how year end will look. I am guessing it's because of the many repaired water leaks that have not come back or the new regulator that was installed. Anytime our water is under budget so is our sewer. Then our electric for HOA was under budget by almost \$8,000, could this be because we decreased the number of AC units when we did the roof project? Year-end totals will be something to watch.

It's been sad to see our Riverview friends leave for the summer. It was a busy winter for activities and for golfing and just walkers out getting exercise. Just seeing everyone having a good time brought me joy. Please have a healthy summer!

TRACI'S TIDBITS

By Traci Dahle

Well the season is close to an end, most the snowbirds have left the Resort. We played the last scramble and I think we had only 40 players. It was actually cold last weekend for the Motorcycles, well cold for me. It was down to the 70's and I had to wear a sweat shirt, oh my.

The new pet area was put in last month down by the pickle ball courts. It's very nice and low key for the older dogs that don't want to play with the younger pets.

I am very glad to see people fixing up their homes and yards and putting in the effort to keep the park on an upbeat mode. Unfortunately we are always going to see those homes selling for very low prices and we can't do anything about that. But as long as we still have enough people wanting to be here because it is a Resort and they came to enjoy the amenities and not just the low monthly dues.

I am sending out a message to all of the people that spend most of their summers here, to please keep your eyes open to what is going on in the park during the summer and to everyone else during the year. We have noticed when we are sitting at the upper pet area there are a lot of strange people coming in the upper gate with a clicker and not a Resort sticker in their window. I don't know how they are getting their clickers but, we have heard they are using the pool, the laundry rooms and we have seen them come through and park and use the Pet Area. They are not staying with someone in the park they are just freely coming in and using the facilities, they are NOT paying dues YOU ARE and they are using what you are paying for. We have also watched someone using a clicker and walking out to strange cars out in the field across from the upper gate. It looks very suspicious.

Please take down license plate numbers, times they are coming in and out if you use the facilities and see them using the facilities keep watch, see what they are driving and write it down, call the safety officers and give them your information. If the office is open go and inform them of the problem. We had people break pipes in the bathrooms in the past and still things that just cost us money. This is our Resort and if we don't get involved we are going to make it a not so nice place to live if we let people in that steal from people's homes and from the resort, sell drugs and or whatever else they are doing. It doesn't make this a very presentable Resort for new owners. I have been here for over 20 years and plan on being here for at least another 30 and would like this to still be a safe and fun Resort for those 30 years. I am sure some of you people inherited your home from your parents and you didn't sell it because you knew how great the park is, so the rest of you should do the same and hand down to your kids a great place that they would be excited to retire in also.

Again I hope everyone has a safe and healthy summer and we can't wait to see you all again next season.

Be Safe, Traci Dahle 801-971-3035 smoki1@smartfella.com

ADMINISTRATOR'S REPORT

By Jennifer Myers

Wow! Where does the time go? So many have already left for the summer, so now is the time to get some projects done.

I had the opportunity to attend a National Community Associations Conference last week. It was the second one that I have attended and both times I enjoyed it tremendously. I met several managers from all over the country and chatted with them and got a lot of pointers and advice for some of the similar situations associations are faced with. One thing I learned was that most associations these days are managed by property management companies. This is a lot different than the way Riverview operates. I feel that because we are self-managed, that the staff has a much friendlier and personable relationship with the residents. I made contact with several vendors that may be beneficial to Riverview in the future. And the educational sessions were very informative!

Remember, the newsletter will not be printed during the summer, but be sure to check the website occasionally. If there is any information that we need to get out there, it will be posted on our webpage which is www.riverviewrvresort.net

Wishing everyone a great summer and we'll see you in the fall!

STEPHANIE'S REPORT

Get Well Wishes To:

Sandra BroermanLot#188

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

Jack Wykle.....Lot#159

Loralee Williams.....Lot#502

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #460 Reinbolt, Gary & Dee, #604 Brown, Dave & Donna #318 Morton, Bruce & Barbara #581 Suski, Joseph & Diane, #426 Thrasher, Ray & Jan, #30 Holbrook, Nick & Glenda #659 Walk, Dave & Geneal #681 Bouse, Harold & Karen 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 return all DVD's & Video Tapes.

Remember the speed limit is 15 mph

MILITARY OUTREACH

By Sally Barrow & Betty Reinke

Let's keep our military in mind as they too deal with the heat wherever they are deployed. They need our support all year, but especially at Christmas time, when they would normally be home sharing the holidays with friends and family.

Beginning June 3, we will roll out the sewing machines, material, ribbons, etc., and resume making Christmas sox for the Iran/Iraq (and elsewhere) Project. As last year, we will be meeting in the Craft Room from 1:00-3:00 p.m. to cut out, sew, and add the finishing touches to the sox. There are two sewing machines available for our use and some of us can help with the threading, bobbins, etc. Please join us and bring your decorating ideas, scissors, material or whatever you choose that would add delight to the sox. Some ladies prefer to help with this project at their homes, which is fine. Just be certain to knot the stitches, either by tying, or double stitching, so the items don't fall out. The church has requested that we use cotton material as they can get more items into the sox. Felt is easy to sew; however, it seems to clog the sewing mechanism with fuzzies, which causes "downtime." However, can tolerate that if you can! We will have the pattern available at the June 3rd meeting. So come join the group and share ideas, conversation, and your time this summer. Stuffing and shipping of the sox takes place in early November, so if you are making sox at home, please get them to either of us by late October. We will see that they get to the church in time for stuffing and shipment. If you have questions, give us a call. We may have some hot days this summer so the project will help us "think of Christmas" and cool days ahead! Everyone is welcome.

You may have noticed the notes of appreciation that have been posted on the bulletin boards, so you know this project is very meaningful to our troops. See you at the Craft Room.

Sally Barrow – 763-9075

Betty Reinke – 758-2130

SUMMER HAPPY HOURS

& SOCIAL TIME

By Linda Sommerville, Activities Committee Chairperson

Potluck Every Tuesday 4:00 PM Dinner at 5:00 PM

These events need to have 40 people signed up or they will be cancelled – sign-up sheets for these events are located by bulletin board outside the Grand Room

May 16th – Saturday Happy Hour – "Strangers"

Pizza/Salad/Cookies \$3 5:00 – 7:30

May 25th - Memorial Day Tribute – 10:00 AM – Program followed by sandwiches and punch. No Charge

June 20th Saturday – 2:00 PM Ice Cream Social \$2

July 25th Saturday – Happy Hour – “Strangers” - Smiths Chicken/Side Dish/Dessert \$3 5:00 -7:30

August 15th Saturday Happy Hour - “Strangers” - Submarine Sandwiches/Chips/Crème Puff \$3 5:00 – 7:30

September 19th – Saturday 2:00 PM Ice Cream Social \$2

September 26th – Saturday Champagne Brunch Annual Event – 8:00 – 10:00 AM \$3 Hosts- Florence Cooke, WD Allen, Obersts, and the Runkles

ACTIVITIES NEWS

By Linda Sommerville

As the spring season ends for many residents here at Riverview the Activities Team wants to thank everyone for your support of our events. There are many out there that give of your time or attend our events seeking to having a good time. To you we say thank you.

Some changes will be coming at our first Happy Hour in October (on the 10th/no Happy Hour on the 3rd) The Happy Hour pricing will be \$4 per person. As the cost of food and all the support products continue to rise we felt we could no longer delay the inevitable increase. We intend to continue to provide tasty food as best we can or maybe even better at this new price level.

Another change that will begin in the fall - is that all special dances will be at at the same cost - \$10. In the past we changed them around based on the cost of entertainment - anywhere from \$6 to \$15. With the price level the same for all special dances it eliminates confusion by those looking to buy tickets.

We are looking forward to another fun season in the fall. There is also a schedule of events that will be taking place during the summer that are located elsewhere in this newsletter. Be sure to sign up by the main door to the Clubhouse as those that are supporting Happy Hours or Ice Cream Socials need the expected head count for quantity of food.

Have a safe summer, Thank you all Linda

HEALTHY AGING

EXERCISE OPPORTUNITY

By Sally Barrow

Some have said they can't deal with the floor exercises at Stretch and Tone. So, here's another choice.

Boston University has a series of exercises for Healthy Aging that are a volunteer Lay Leader Model. Beginning May 4th, this activity will be offered in the Multi-purpose room, beginning at 8:00 a.m. on Monday, Wednesday, and Friday. These are gentle exercises sitting in a chair, or standing at a table or behind your chair.

The exercises have a lot to do with balance and coordination, range of motion, posture and, if done regularly, may prevent a serious fall. If we get enough interest, we may be able to offer these throughout the entire year. If this sounds of interest to you, slip on some duds and come and give it a try.

We're not getting any younger, so let's age together, and in the best manner possible...the secret is keep moving! Please come!

PRO SHOP COMMITTEE NEWS

By Ken Dahle

Thanks to all who attended the last Pro Shop Committee barbeque. We sold 281 tickets and made \$1,451.65 which will be put in the cart path fund. Thanks to all the volunteers who make this a fun and profitable function.

The "Coot Shoot" brought in another \$1,622.33 for the cart path fund. Thanks to Lez and Clyde Grosz and their crew for this fun event.

We had enough donations to pay for the "Yardage Markers" but had to order 6 more signs, so if anyone is interested in donating next year please contact Linda Hixon, Lee Bittle or myself. We will recognize you in the October/November newsletter and thanks again for your generosity.

We voted to raise both outside play and resident costs for golf which will take place starting October. We have not had an increase in several years and felt a small increase is justified. Our liaison took our recommendation to the BOD and was voted to proceed.

Have a fun and safe summer and will be looking forward to next year.

Thanks, Ken Dahle Pro Shop Committee Chair

FROM THE GOLF COURSE

By Doreen Hansen

Most of our snowbirds are now enjoying the cold/cool/semi-warmth of their summer homes. It has been a mass exit this past month, and we wish everyone safe travels, great visits, happy reunions, and an enjoyable summer.

We have had an exciting and profitable season at the golf course this year. It's wonderful to see all the improvements and the course condition due to the hard work of the maintenance crew and golf course staff. Thank you guys, so much, for your efforts! You are much appreciated!

Thank you to our members, residents, Pro Shop committee, and the BOD for your support of the golf course. We look forward to next season as we see more improvements occur.

Remember, in October our rates will change. Membership fees have increased somewhat; fees for outside players and twilight fees will also increase a bit. Punch cards and fees for 9 & 18 holes for residents will remain the same. There has not been an increase in fees in 10 years, so it is time.

See You Next Season!!

WOMEN'S DAY LEAGUE RESULTS:

Tuesday, March 31 – Bouncing Yellow Ball

1st Place: Pat Asbury, Ruby Wheeler, Sally Barrow

2nd Place: Ruth Bangay, Sandy Heldt, Janet Kerns, Maggie Brown

Long Putt: Linda Hixon

KP: Sandy Heldt

Tuesday, April 7 – Team Score (total 2 lowest scores per hole)

1st Place: Deb Talbot, Elaine Chabot, Ruth Bangay, Darlene Symes

2nd Place: Debbie Evans, Susan Eastman, Ruby Wheeler, Pat Asbury

3rd Place: Sally Soby, Barb James, Paulette Schwartz

4th Place: Sally Barrow, Gloria Carbert, Maggie Brown

Long Putt: Debbie Evans

KP: Phyllis Wilburn

Tuesday, April 14 – Red/White/Blue and throw out 1 hole

Low:

1st Place: Les Grosz 2nd Place: Norma Hansen

3rd Place: Sally Soby 4th Place: Debbie Evans

5th Place: Anita Fiset 6th Place: Julia Vanfossan

7th Place: Darlene Symes

High:

1st Place: Sami Singleton 2nd Place: Barb James

Long Putt: None

KP: Debbie Evans

Tuesday, April 21 – 2 clubs and a putter

1st Place: Norma Hansen 2nd Place: Pat Asbury

3rd Place: Julia Vanfossan 4th Place: Les Grosz

5th Place: Anita Fiset 6th Place: Sally Soby

7th Place: Doreen Hansen 8th Place: Debbie Evans

Long Putt: Norma Hansen KP: Suzanne Kinney

APRIL LEAGUE RESULTS

Men's Day, April 1

1st Place: Bill Robinson, Damon Robinson, Gordon Parlette, Doug Erickson

2nd Place: Ron Hansen, Steve James, Leo McMann, Bill Jandt

3rd Place: Dave Shaw, Terry Stonehouse, Bob Shumway, Larry Gaisbauer

Long Putt: None

KP: Harold Bouse

Scramble, April 2

1st Place: Gordon Parlette, Dave Shaw, Dick Esch, Sami & Jerry Singleton

2nd Place: Sally & Bob Soby, Sue & Mac Johnson, Tom Cornwall

3rd Place: Julia & Chuck Vanfossan, Norm Lykken, Howard Ringoen, Rod Blain

Long Putt: Jeff Knutson

Women's KP: Doreen Hansen

Men's KP: Don Hawley

HOLE IN ONE – Dona Fortenberry!!

Men's Day, April 8

1st Place: Doug Erickson, Terry Oberst, Brian Graham, Larry Gaisbauer

2nd Place: Rich Keana, Terry Stonehouse, Bill Jandt, Paul Friesen

3rd Place: Bob Soby, Tom Bighaus, Galen Hiatt

Long Putt: Gary Hall

KP #2: Bob Soby

KP #4: Ron Hansen

Scramble, April 9

1st Place: Don Gibbons, Dona & Derv Fortenberry, Steve Welch, Dave Lind

2nd Place: Gloria & Jerry Carbert, Janet & Dave Patterson, Jim Espinoza

3rd Place: Bill Robinson, Sue & Mac Johnson, Nita & Ron Hatcher

Long Putt: Bill Robinson

Women's KP: Les Grosz

Men's KP: Ed Jess (Hole In One #9)

Men's Day, April 15

1st Place: Ron Hansen, Steve James, Don Hawley, Dale Watson

2nd Place: Bill Robinson, Tom Bighaus, W.D. Allen

3rd Place: Harold Bouse, Terry Oberst, Dave Acteson, Bill Jandt

Long Putt: Chris Peterson

KP: Brian Graham

Scramble, April 16

1st Place: Harold Bouse, Geneal & Dave Walk, Ed Jess, Gail Lozier

2nd Place: Larry Meier, Barb & Steve James, Dave Acteson, Larry Woll

3rd Place: Bill Robinson, Traci & Ken Dahle, Gary Hall, Ken Stripling

Long Putt: Dick Esch

Women's KP: Darlene Symes

Men's KP: Bill Robinson (Hole In One)

Scramble, April 23

1st Place: Dave Shaw, Dick Esch, Janice & Gary Hall, Terry Oberst

2nd Place: Traci & Ken Dahle, Don Hawley, Les Grosz

3rd Place: Ron Hansen, Phyllis & Steve Wilburn, Jon Laughlin, Suzanne Kinney

Long Putt: Julia Vanfossan

Women's KP: Maggie Brown

Men's KP: Dave Lind

Holes In One for the 2015 season

| | |
|-------------------------------------|----------------------|
| Ron Hansen | Norma Hansen |
| Ken Dahle | Hedy Lang |
| Jim Dombroske | Dennis Wiley |
| Ken Nash | Vonnie Stefanishion |
| Gordon Parlette (10 TH) | Tom Hagadone |
| Virgil Symes | Bill Casteel |
| Don Gibbons | Marie Thill |
| Ken Stripling | Mike Klostrich |
| Barb Keana | Dona Fortenberry (2) |
| Phil Hubbard | Louise Macnab |
| George Loewen | Doug Erickson |
| Priscilla Theriault | Jack Sedgwick |
| Ed Jess | Jon Laughlin |
| Bill Robinson | Jerry Tacke |

PENDING BOD APPROVAL

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, April 14, 2015

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

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

Jennifer Myers, Administrator.

73 Association members.

Board Update/Comments:

Karen Schlichte – Recycling

Well this is the last article I will write about this subject. To say that I am very disappointed that we couldn't get everyone on board with this project is putting it mildly. There will come a day when you will not have a choice but to recycle. Many cities are already like that.

Please at least use the recycle center, the debris bins, garbage areas and aluminum can bins how they were intended. This includes the ones in the multipurpose room! No recycle in the debris bins. I saw very large cardboard boxes in the debris bins. They were not even broken down. Can we really be that lazy?

Debris means debris and don't overload them or they will not be picked up. Yard clippings can be placed in the garbage bins if they are full.

The volunteers who pick up the aluminum cans tell me that those areas are also abused. They find all sorts of stuff in there other than aluminum. The money for the aluminum is being donated to the golf cart path project, so this is a worthwhile recycle. If you can believe it we still find aluminum cans in the garbage bins! Now I have had my last say!

Comments to the Board:

Linda Sommerville, Lot 69 gave an update on the Activities Committee. They will be paying for the new window coverings in the Grand Room.

Patty Trupp, Lot 685, said we have weeds growing near the back gate, on Casablanca and on Goldrush.

Steve Seid, Lot 102, Larry Reed, Lot 22, Doreen Hanson, Lot 47, Rich Harris, Lot 99 all spoke about issues with the Activities Committee's activities. People are reserving seating by mid-afternoon and we have too many outside guests – these activities should be limited to residents only. Ed McKeon will request the Activities Committee develop recommendations to remedy these issues.

Nick Holbrook, Lot 30, stated residents are misusing the recycle bins. Suggested signs with a list of what is acceptable.

Joy Collis, Lot 60, addressed the issue of not allowing a 'banned' contractor in the resort to fix problems with work he had done for them.

Olga Gianni, Lot 558, is having a problem with her neighbor causing her to remove 7 inches of her shed that is on her neighbor's property.

Sandy Robbins, Lot 450, wanted to know who was responsible for identifying where the property lines are on each lot.

Dale Chabot, Lot 38, recommended we do not cut down the tree on the golf course and what is the problem with the water machines and ice machines.

Sally Barrow, Lot 404, stated people are filling their ice chest from our 'free' ice.

Annette Lanier, Lot 249, said owners are advertising rooms for rent or roommates. She also has a bad neighbor.

Correspondence:

Letter from Joyce Beebe stating a board member was spreading rumors. Discussion of this matter was to be deferred to the Executive Session.

Reports:

Administrator Jennifer Myers' reported:

I'm happy to report that the transition on the golf course with the greens keeper is going very well. Brian hit the ground running a few weeks ago and has not stopped yet. I have already had several comments about how great the course is looking. Thank you, Brian.

The debris bin is still in progress. The walls and gates should be finished in the next few weeks.

We are working to resolve the laundry room issues. Please be patient while we get this taken care of.

We are asking that you please only take one newsletter per month. Staff has witnessed people taking 2 or 3 at a time. (Stephanie ran 600 for the month of April and there are not 600 lots occupied). I myself, witnessed someone taking 3 at a time. I realize that they are very nice, but please be considerate.

If you are leaving for the summer, please make sure that your lot is free of weeds. Also, if you have a palm tree that is NOT a developer tree, it needs to be trimmed or paid for to be trimmed if you wish for staff to trim. Keep in mind that if the tree is trimmed too early, the spears or pods will still sprout.

Be sure to check out with the office and let them know if you have an internet modem that needs to be shut down for the summer. It is not necessary to bring the modem in if you're going to reconnect it next fall.

Have a safe and happy summer and we'll see you next fall.

Treasurer Report reported by Karen Schlichte.

Well, this is not a complete report because the month end reports are not completed. But thanks to our bookkeeper, Lisa, she worked all day on Monday to get me this much. I will do a complete report for the May newsletter. Of course I am most interested in how we stand with our Reserve fund. With the March assessment and interest of \$11,900 and less \$36,467 expenses to this fund but our balance at the end of March is \$650,328. Expenses were Case concrete \$5,450, Bobcat payment of \$1,844, gas lines for the

BBQ's \$3,900, removal of 5 AC units in the shuffle board room and two new AC's for that area, \$17,615, balance for the freezer/refrigerator for the kitchen, \$4,202 and deposit for the gates for the trash bins and guardrails and guide rails of \$3,456.

My other interest is how well our golf course is doing. There are 72 lots who owe their \$1,000 assessment, and we are \$43,134 over budget in our income. Resident membership, membership punch cards, non-resident green fees and riding cards non-residents leads the pack in this over budget income. Right now we are under budget in our expenses for the golf course but this will change with the improvements and re-seeding expenses. I have had so many positive comments on how great the golf course looks, I can't wait for the fall totals. There will be a more complete report in the May newsletter. With the Board meeting so early in the month I was fortunate to get this much information.

Safe travels for those who are returning to their summer residence, and we will all look forward to your return.

Committee Reports

Ken Dahle, Lot 424, Pro Shop Committee wanted to thank everyone for their help this season and thanks to those who donated money for the new Tee Markers. Next BBQ scheduled for the last Friday of October.

Approval of the Agenda:

Leo McMann request agenda item 15.04.28 Awning for Smart Car be added to the agenda. Leo McMann moved to approve and Terry Oberst seconded to approve the amended agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of March 17, 2015 Regular Board Meeting

Agenda Item #15.04.01 Add members to committee

Election Committee

Sandie Gaisbauer, Lot 567

Arlene Mclaughlin, Lot 412

Pro Shop Committee

Jim & Ruth Bangay, Lot 84

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

Unfinished Business:

Agenda Item #15.03.11 Boneyard Awning. Traci Dahle moved and Karen Schlichte removed item from the table. Gene Clipperton moved and Karen Schlichte seconded to approve the purchase and installation of a covering for the equipment storage area (boneyard) for a cost not to exceed \$11,000. Motion passed unanimously.

New Business:

Agenda Item #15.04.02 Increase fees for Outside Golfers. Karen Schlichte moved and Terry Oberst seconded a motion to increase fees for outside golfers to the suggested increase below.

The Pro Shop Committee would like to increase the fees for outside golfers from 18 holes at \$18 to \$20 and 9 holes from \$12 to \$15 and for twilight from \$10 to \$12. Effective October 1, 2015. Motion passed unanimously.

Agenda Item #15.04.03 Increase fees for Resident Golfers. Karen Schlichte moved and Terry Oberst seconded a motion to increase fees for resident membership to the suggested increase below. The Pro Shop Committee would like to increase membership fees for the residents. A 12 month membership from \$475 to \$500, 6 month membership from \$375 to \$400 and a 3 month membership from \$262.50 to \$300. The rates have not been

increased since the golf course opened in 2004. The changes are to be effective October 1, 2015. Motion passed unanimously.

Agenda Item #15.04.04 Golf Course Equipment. Leo McMann moved and Terry Oberst seconded to approve rescinding agenda item 15.03.06 and approving a five year lease for three new golf course mowers, a bunker rake and a Progator 2030 for \$2,615.77 a month with a \$1.00 buyout at end of lease. Motion passes unanimously.

Agenda Item #15.04.05 Golf Course Aerification. Gene Clipperton moved and Terry Oberst seconded to approve funds for golf course greens aerification for a cost not to exceed \$3,000. Motion passed unanimously.

Agenda Item #15.04.06 Weed Sprayer. Gene Clipperton moved and Karen Schlichte seconded to purchase a spray rig that will attach to the Progator for a cost not to exceed \$7,200. Motion passed unanimously.

Agenda Item #15.04.07 Tree Removal on Golf Course – revisited. Gene Clipperton moved and Gerry Hartman seconded to approve removal and replacement of tree on the golf course near lots 72/73 for a cost not to exceed \$1,000. This tree removal was approved 15.03.16 for \$500. However this was not enough funds to get the job done. The new Golf Course employee stated he can spray the tree to keep it from producing all the mess. The motion failed by a unanimous decision.

Agenda Item #15.04.08 Plant vegetation in Barranca. Leo McMann moved and Traci Dahle seconded to approve planting Acacia Redolens in the barranca and provide irrigation at a cost not to exceed \$1,000. The Landscape Committee recommended we plant Acacia Redolens in the barranca to help control erosion. We would do a test strip on the south side of the club house on the north bank. They will require minimal water (once or twice a month) once established. If this works it may be the recommended process for the entire barranca. Motion passed with Terry Oberst and Gerry Hartman opposing.

Agenda Item #15.04.09 Billiard Room Blinds. Karen Schlichte moved and Gene Clipperton seconded to approve rescinding 15.03.10 from March meeting to replace with horizontal blinds and approve the repair of the existing blinds for a cost not to exceed \$250. Motion passed unanimously.

Agenda Item #15.04.10 AC Condensation Lines – Clubhouse Roof. Gene Clipperton moved and Gerry Hartman seconded to approve the condensation lines/drainage for the AC units on the roof of the clubhouse. Cost not to exceed \$5,500. Motion passed unanimously.

Agenda Item #15.04.11 Quiet Hours for Dog Parks. Gene Clipperton moved and Terry Oberst seconded to institute a rule stating that the dog park hours are 8:00 am until dark. We have had a few resident comment forms stating that they are disturbed by dogs barking at the dog park. This resident has actually asked for quiet hours to be made a rule and posted. If this rule is approved, the Administrator would also need to know the expectations of how to enforce this rule. In order to write a letter to pet owners, the Administrator would need to know who the violators are. The motion failed with Gerry Hartman in favor.

Agenda Item #15.04.12 Grand Room Door. Leo McMann moved and Gene Clipperton seconded to approve the installation of new double doors in the grand room, cost not to exceed \$4,200. Motion passed unanimously.

Agenda Item #15.04.13 Ice Machine Pro Shop. Gene Clipperton moved and Terry Oberst seconded to approve the purchase of a new ice machine, cost not to exceed \$4,000.

Ice machine at Proshop has become inoperable. This one was taken to the Proshop from the laundry room several years ago. It has become a vital piece of equipment for social functions as well as the residents that live in that area. Motion passed unanimously.

Agenda Item #15.04.14 Laundry Room Contract. Traci Dahle moved and Karen Schlichte seconded to approve terminating current contract with WASH and sign contract with Mac-Gray to best suit the needs of the residents of Riverview.

For quite some time now, we have had problems with WASH service in our laundry room. The equipment is old and has a lot of problems. Their response time to fix the machines is less than adequate. Since we are considered one of their “satellite” locations, they will not come to service the machines unless they have other

locations in our area to fix all at one time, so it could be days before they are repaired. We have requested new equipment and since there is still one year left on the 10 yr. contract, the only way they would give us new equipment is if we renewed the contract for another 10 years. We did find another provider, Mac-Gray and spoke to their reps. They gave us two of their clients and we spoke to them and both are happy with their response time, equipment and customer service. However, since we're still in the contract with WASH, Mac-Gray cannot negotiate a contract with us until the lease is terminated. We would like to attempt to get out of the current contract with WASH and switch to Mac-Gray. Motion passed unanimously.

Agenda Item #15.04.15 Lift Safety Certification. Gene Clipperton moved and Gerry Hartman seconded to approve hiring Forklift University to give certification course to maintenance staff, cost not to exceed \$2,500. Forklift University will come to Riverview to give a safety certification course to maintenance staff. The regular cost for this is \$580 per person, since we have five that need certification, they will give us a discount of \$100 per person, which makes it \$480 per person, total of \$2,400.

Motion passed unanimously.

Agenda Item #15.04.16 Lighting in various locations. Traci Dahle moved and Gene Clipperton seconded to approve to install lights/switches in Library, Laundry Room & Multipurpose Rooms. Cost not to exceed \$1,650

Library – There are two light switches in the library, however, the switch as you enter from the Grand Room is behind the door. Propose to either add an emergency motion back up light, or a sensor, depending on electrical situation and if any electrical needs to be ran. (Would go with a motion light unless it's not feasible, then we would go with the occupancy sensor) \$465 or less

Laundry room – The only light switch in that room is located near the sink. If the room is dark as a person enters, there are obstacles that could pose a danger. Propose to install an emergency motion light and a 3 way switch when entering from the hall way. \$525

Multipurpose room – There is not a light switch located inside the room. The light switch is located on the wall near the new message board in the shuffleboard room, so if entering from the mail room parking lot, one would have to walk all the way across the mail room to turn on the light. Propose to install a light switch on the inside of the multipurpose room near the main door. \$625 Motion passed unanimously

Agenda Item #15.04.17 Saturday Morning Coffee Bank Account. Karen Schlichte moved and Traci Dahle seconded to approve the Saturday Morning Coffee group does not require a bank account. Motion passed unanimously.

Agenda Item #15.04.18 Shed Donation for Tennis/Pickle ball Courts. Karen Schlichte moved and Terry Oberst seconded to remove and dispose of old shed near tennis courts and install donated shed for a cost not to exceed \$500.

Don Hall, representing the Racquet Club informed me that Ron Harding, owner of lot #424 has a shed that he would like to donate to the association to be placed at the tennis court area. The Racquet Club got a price estimate from Brian Hummel of Hummel Falls Landscaping to move it for us for a cost of \$500. Motion passed unanimously.

Agenda Item #15.04.19 Window Coverings in Grand Room. Karen Schlichte moved and Traci Dahle seconded to approve the Common Area change for new window covering in the Grand Room.

There is a problem with the sunlight filtering through the blinds on the back wall windows in the evening while functions are occurring. This is a Common Area change request as the Activities Committee has requested and has approved the funds from their account to pay for new window coverings. The covering would be a pleated shade with solar screens to filter the sunlight. Motion passed unanimously.

Agenda Item #15.04.20 Governing Documents Committee. Leo McMann moved and Gene Clipperton seconded to name Rich Harris as temporary Chair and Zelma Weiss as temporary Secretary of the Governing Documents Committee until they are either confirmed or replaced by the Governing Documents Committee membership.

Gerry Hartman, Liaison to this committee indicates that Rich Harris has indicated a willingness to serve as Chair of this committee. Also, Zelma Weiss has indicated that she would be willing to serve as Secretary of this committee. When the committee convenes in October they may re-elect new chairs. Motion passed with Traci Dahle and Terry Oberst opposing.

Agenda Item #15.04.21 Election Committee Mission Statement/Rules. Karen Schlichte moved and Gene Clipperton seconded to rescind all previously published Election Committee Rules and Mission statements and that they are replaced with the attached proposed documents. Ed McKeon stated this document puts us in compliance with the By-Laws 3.9. Motion failed with Ed McKeon, Leo McMann and Gene Clipperton in favor.

Agenda Item #15.04.22 Move Palm Tree to Common Area. Leo McMann moved and Gene Clipperton seconded to approve moving of palm tree from Lot 43 to the Common Area behind Lot 43. Motion passed unanimously.

Agenda Item #15.04.23 Revised Purchasing Policy. Karen Schlichte moved and Terry Oberst seconded to rescind all previously published purchasing policy/procedure documents and that they are replaced with the attached proposed policy. Motion passed unanimously.

Agenda Item #15.04.24 Common Area License. Karen Schlichte moved and Traci Dahle seconded to rescind the previous edition of the Common Area procedure to license improvements to adjacent common areas and to approve the attached proposed draft of the revised Common Area procedures and limited license. Motion passed unanimously.

Agenda Item #15.04.25 Revised RV Rules. Leo McMann moved and Karen Schlichte seconded to rescind all previous rules related to RVs entry and being located within the resort and that they are replaced with the attached proposed rules. The proposed rules were amended to:

Allow the Security Officer to admit a renter that does not have the necessary paperwork and turn the problem over to the Administrator the next business day. If the lack of documentation is the owners fault the owner could be fined \$100.

A 'first time' unit over 20 years old will not be allowed.

The \$25 annual paperwork fee will not be required for returning units.

Any reference to the 30 foot restriction will be removed.

The motion as amended was passed unanimously.

Agenda Item #15.04.26 Summer Check Signers. Terry Oberst moved and Gene Clipperton seconded to have only one check signer during the summer months of 2015. Motion passed unanimously.

Agenda Item #15.04.27 Forms and Paperwork. Gene Clipperton moved and Karen Schlichte seconded to approve rescinding all forms and/or paperwork previously approved by the BOD and move that all future forms and paperwork used to implement Rules or Policies do not need BOD approval. Motion passed unanimously.

Agenda Item #15.04.28 Awning for Smart Car. Gene Clipperton moved and Traci Dahle seconded to install an awning for the Smart Car at a cost not to exceed \$1,400. Motion passed unanimously.

Director's Comments:

Executive Session:

Adjourned to executive session at 11:42.

Adjournment:

Terry Oberst moved and Gerry Hartman seconded, to adjourn the meeting at 12:19 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

RIVERVIEW RESORT OWNERS ASSOCIATION

HOA/RV STORAGE INCOME & EXPENSE STATEMENT CASH FLOW STATEMENT

Report by: Karen Schlichte Treasurer for PERIOD:Mar 1, 2015 to Mar 31, 2015

| HOA & RV STORAGE | This Month | Current YTD | Budget YTD | Variance |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|
| | March 2015 | 2015 | 2015 | with Budget |
| NON-ASSESSMENT INCOME | | | | |
| Banking, Service Fees & Other Revenue | \$6,164.17 | \$25,503.47 | \$17,973.75 | \$7,529.72 |
| TOTAL GROSS INCOME | \$6,164.17 | \$25,503.47 | \$17,973.75 | \$7,529.72 |
| OPERATING EXPENSES | | | | |
| Personnel Expenses | \$36,173.41 | \$105,996.40 | \$121,911.25 | -\$15,914.85 |
| Utilities | \$46,354.25 | \$121,783.31 | \$153,750.00 | -\$31,966.69 |
| Grounds Care | \$347.43 | \$2,553.38 | \$8,450.00 | -\$5,896.62 |
| Facility Maintenance | \$3,523.62 | \$10,426.08 | \$13,500.00 | -\$3,073.92 |
| Recreation Supplies & Maint. | \$2,988.90 | \$6,548.54 | \$6,125.00 | \$423.54 |
| New Assets/Projects | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Administration | \$7,270.57 | \$25,771.23 | \$21,008.75 | \$4,762.48 |
| Member Programs | \$0.00 | \$0.00 | \$200.00 | -\$200.00 |
| TOTAL OPERATING EXPENSE | \$96,658.18 | \$273,078.94 | \$324,945.00 | -\$51,866.06 |
| MEMBER OPERATING ASSESSMENT | | | | |
| | This Month | Current YTD | Budget YTD | Variance |
| | March 2015 | 2015 | 2015 | with Budget |
| Operating Assessment | 110,648.75 | 331,946.25 | 331,946.25 | 0.00 |
| Allocation from HOA/RV Storage | -90,494.01 | -247,575.47 | -306,971.25 | 59,395.78 |
| Allocation from Golf Course | 6,752.93 | 21,039.44 | -36,477.75 | 57,517.19 |
| NET OPERATING BALANCE | 26,907.67 | 105,410.22 | -11,502.75 | -116,912.97 |
| Reserve Assessment | \$11,326.25 | \$33,978.75 | \$33,978.75 | \$0.00 |
| Reserve Other Income | \$573.74 | \$7,853.77 | \$1,000.00 | \$6,853.77 |
| Reserve Expenses | \$36,467.37 | \$107,865.95 | \$27,350.00 | \$80,515.95 |
| NET RESERVE GAIN or (LOSS) | -\$24,567.38 | -\$66,033.43 | \$7,628.75 | -\$73,662.18 |
| | Beginning | Net | Ending | |
| | Balance | Change | Balance | |
| RESERVE BALANCE | \$669,739 | -\$24,567.38 | \$645,172 | |

RIVERVIEW RESORT OWNERS ASSOCIATION**GOLF COURSE INCOME & EXPENSE STATEMENT CASH FLOW STATEMENT**

Report by: Karen Schlichte Treasurer for PERIOD:Mar 1, 2015 to Mar 31, 2015

| GOLF COURSE OPERATIONS | This Month | Current YTD | Budget YTD | Variance |
|--------------------------------|--------------------|--------------------|--------------------|---------------------|
| | March 2015 | 2015 | 2015 | with Budget |
| GOLF INCOME | | | | |
| Resident Fees | \$14,754.33 | \$46,605.33 | \$20,275.00 | \$26,330.33 |
| Non-Resident Fees | \$11,260.00 | \$29,660.74 | \$14,375.00 | \$15,285.74 |
| Pro Shop Sales | \$1,490.70 | \$2,920.32 | \$1,625.00 | \$1,295.32 |
| Miscellaneous Revenue | \$230.86 | \$740.92 | \$518.75 | \$222.17 |
| TOTAL GOLF INCOME | \$27,735.89 | \$79,927.31 | \$36,793.75 | \$43,133.56 |
| GOLF OPERATING EXPENSES | | | | |
| Personnel Expenses | \$14,532.24 | \$37,295.50 | \$37,839.00 | -\$543.50 |
| Utilities | \$3,326.16 | \$9,288.63 | \$13,125.00 | -\$3,836.37 |
| Grounds Care | \$417.83 | \$1,165.59 | \$8,825.00 | -\$7,659.41 |
| Facility Maintenance | \$350.00 | \$2,628.14 | \$4,700.00 | -\$2,071.86 |
| New Assets/Projects | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Administration | \$1,958.27 | \$6,953.42 | \$7,282.50 | -\$329.08 |
| Pro Shop Goods | \$398.46 | \$1,556.59 | \$1,500.00 | \$56.59 |
| TOTAL GOLF EXPENSES | \$20,982.96 | \$58,887.87 | \$73,271.50 | -\$14,383.63 |