



RIVERVIEW REVIEW – MAY 2016

NEWSLETTER STAFF

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(Cover Photo courtesy of Jacki Watson)

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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

I am sure that all has quieted down with the exodus of most of the Riverview snowbirds. I went to the office a day before Marion and I were to leave for Michigan and wondered if I was in the right place. Everything was so quiet without at least three or more members cued up at Stephanie's window.

As many of you know, we had another contentious director's meeting in April. The concern centered on the condition of the golf course. Brian, the golf course grounds manager explained as best he could the seasonal transition of the golf course. To say the discussion was contentious may be an understatement. We should all be able to control our emotions and express ourselves in a moderate tone and use civil language. The golden rule of treating everyone as you would like to be treated should be applied. If we did so, we would consider our fellow members and employees as we would treat the closest members of our family.

As a result of that meeting's events, our director and board secretary Leo McMann resigned. Nobody should revel in this result. While I did not witness the event discussed between Mr. McMann and a member, such an action should not have been the desired result. A public meeting is not the forum at which personal grievances are meant to be aired and resolved. Again, I do not wish to weigh in on the pros and cons of the issue. What I do know is that there is no one who cares more about the morale of our employees. Perhaps, he tends to be protective to a fault in his effort to do so. However, he has been the primary and most passionate advocate for employee safety and morale. The treatment of our employees has always been a concern of his for as long as he has been on the board of directors. In addition to his concern for association employees,

he willingly takes on the task of being the board secretary for which all directors are very thankful that the task does not fall on them. He has spent many hours a week in being sure that the association's large volume documents are correct and all are in order. It is an ongoing task that seems to have no end and his services will be sorely missed. My observation of his director's duties is not to judge the events that led to his decision to resign, but rather to outline the scope of his work ethic and employee support that will be lost because of his resignation over this incident.

May all of you enjoy your summer, stay healthy, and return safely in the fall/winter season.

Notes From Nancy

By Nancy Willson, Director

My first 2 months on the Board of Directors has been stimulating, enlightening, heart rendering and needless to say a great learning experience. I feel very honored to be the liaison for 3 committees, the Activities Committee, the Election Committee and the Task Force Committee and to be working with such dedicated men and women.

The Activities Committee has arranged for some delicious dinners and great bands for us all to enjoy at the Social Hours this coming fall. Stan and Sandy Heldt are planning a bus trip to Yuma at the end of January. More information will be available when the plans are finalized. Stan and Sandy also arranged for the Neil

Diamond Tribute March 1 & 3, and the Singer Family on February 19th. Once again, the Activities Committee has a fun-filled year planned for Riverview Resort.

The Election Committee is actively seeking candidates for the three seats that will be available for Board of Directors in 2017. This would be a great opportunity for home owners to serve our resort, with just one meeting a month for 7 months, October thru April, and you get the chance to be liaison to one of the Resort committees. Now all you need to do is pick up your Candidate packets between Nov. 28th and Dec. 9, 2016 during office hours, and return it no later than Dec. 14th, 2016 by 4:00pm.

The Task Force Committee is working in conjunction with the Governing Documents Committee to get the Resorts Rules, Policies, and Procedures to be consistent and enforceable. What a challenging and exciting year for all the members of this committee.

I am looking forward to this coming year to work with the Riverview Resort staff, committees, and residents to keep our resort on a forward looking path. You have put your trust in me to serve every one, and I will do my best to listen to all sides and vote on what will be best for the whole community.

May your journeys this summer be safe, healthy and with great times spent with family and friends.

What's Up....John

By John Montgomery, Director

This is an attempt to keep the residences of the park aware of what I am working on during my tenure as a board member. This article is designed to outline projects as well as relay comments made to me by folks in the park and my responses to the appropriate parties. This is in no way intended to be a finger pointing or buck passing forum...so don't expect the negative.

I have been through 3 BOD's meetings and they are an eye opening experience. A lot of positives have resulted or will result from these meetings and I would hope that we all have the patience to allow the process to work. Probably the 1st concern brought to my attention was the condition of the weight room and shower areas. These concerns were pointed out to me and I informed the appropriate parties that the home owner's expectations were not being met. The comments at the April 12 board meeting reiterated the previous concerns and a message was sent, home owner's expectations were not being met. That being said, let's give the staff some time to step up their game and make improvements. The 2nd topic I heard was the issue of guests taking advantage of the Guest Pass policy, be it the Saturday poker game, tennis and/or pickleball play, use of the pool, or others. This policy is being reviewed and I am sure positive improvements will result. I also intend to submit some verbiage that I hope will result in positive improvements. But it needs to be conveyed that if you sponsor a guest you are responsible for that guest. We do not have a police force to enforce the rules; it is up to the sponsors to do the right thing. We don't require fees for guests and our HOA dues pay for all the amenities, so be fair and do the right thing. Finally, I will be working with Ed McKeon and reviewing the reserve study this summer. A lot of questions are asked about this study and I would like to become more familiar with its content before I make any comments.

The season is coming to a close. For those year round folks please stay safe and keep cool, for all the seasonal folks; safe travels and see you in the fall. I will keep you up to date on my activities via the newsletter or website and hopefully everyone will accept my efforts as they are intended; keeping folks informed.

Administrator's Report

By Jennifer Myers

Well, the traffic has sure slowed down around here, but the projects are being prepared to get going!

A few of the projects, along with regular maintenance of tree trimming, water line repairs, etc., include the pool deck and roads. We realize that this will be an inconvenience, so please, bear with us as it will prolong the amenities of the resort.

I received a letter regarding bird feeders, and I would like to clear up any misunderstanding. We currently do not have a "birdfeeder rule". The rule that is effective is in the Riverview Resort General Rules and Regulations. It is listed under Conduct Rules A.1. Which states, "*No nuisance shall be permitted to exist or operate upon any such Lot so as to be offensive or detrimental to any other Lot in the vicinity thereof or its occupants.*" Therefore, if the office receives a complaint regarding a neighbor's bird feeder, it is considered a nuisance.

There have been questions regarding the hiring of the person to assist in the office during the busy season. Without violating any federal and/or state laws regarding employees, I can only say that this will be a part-time, temporary position. This person will assist with filing, answering phones, making copies, faxes, and any other task needed. The position will be for about 5 hours a day, and can be decreased if necessary. The position will last from approximately October through mid-April.

There was also a question raised regarding the golf course staff and that they do not work in the afternoons. Because of the tasks that need to be completed before the golfers get on the course, they must begin work around 5:00 am and sometimes earlier. They work their 8 hours, which ends their shift at 1:00. There is one person that works on Saturday, but not all day. He does what needs to be done, and then leaves.

We have heard comments that some residents do not attend the Board of Directors meetings because they do not know what is on the agenda. Just a reminder the agenda and notices are posted in two different places; in the glass case right outside the Multipurpose Room and in the glass case right outside the Library doors. The posting that is by the library, also gives a brief description of what is to be discussed.

We are starting a new process for the Resident Comment Forms. When you submit a form to the office, you will receive a copy of what you submitted. If you submit it when the office is not open by putting it in the drop box, we will put your copy in your in house mailbox. If you have not received a response within 10 working days, please bring your copy to the office. If you do not want a written response, please note that on the form.

Remember, the internet modems are not pro-rated. If the modem is not de-activated by the last day of the month, you will be charged. So, if you're checking out, and do not want to pay for the next month, be sure to let the office know by the last day of the month.

Residents of Riverview do NOT have to worry about those messages that they keep seeing regarding Suddenlink. They are making the changes through our fiber optic cable because we're a bulk account.

I have been working with Bill Phelps, Safety Officer Supervisor, on a system that will improve the process for visitors, guests, vendors, caretakers, etc. One of these changes, effective June 1, 2016, is that 30 day passes will no longer be available. If you have a caretaker looking after your lot, you must notify the gate. Gate personnel will then enter that person's name into the system. When the person enters to check your lot, they will give their name to the officer on duty, the officer will make sure the person is in the system, and will then issue them a temporary pass. Unfortunately, we have had some take advantage of having a gate pass and would use it for activities. This isn't to say that you cannot have a guest enjoy the amenities with you while you're here. Facility passes may be obtained at the office or the gate.

Another event that will happen, beginning June 1, 2016, is that the back Casablanca gate will be closed for the summer. These dates will be June 1, 2016 – September 30, 2016. This will hopefully deter some of the breaches and unauthorized persons that are occurring at that gate.

As we are switching the type/style of the gate remotes, let it be known that for a period of time, both styles will work. Sometime in the fall, the old style will be discontinued. There will be a \$25 deposit per remote, plus a \$5 usage fee. Each lot is allowed only the amount of occupants in that lot. Remotes will be de-activated when you leave for the summer and re-activated when you return in the fall. *Renters' gate remotes will be deactivated according to the date of departure on their paperwork. If you have any rentals, it is suggested that you obtain a clicker for each of your rental lots, and then notify the office when you issue them to your renter(s) so they can be activated.* You must notify the office when you are leaving or returning. If for some reason, the office is not notified and you are entering when the gates are closed or your remote is not working, please call the gate

number that is located on the window at the main gate, and an officer will come to let you in. This is going to be a new process for us, so please be patient as it is being put into place.

Have a great summer & we'll see you in the fall!

Stephanie's Report

Get Well Wishes To:

Margaret Myers.....Lot #509

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

Roger RiversLot #244

Marion LedbetterLot #98

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 them to the Goodwill.

Please return all DVDs & Video Tapes.

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

DVDs 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 DVDs amongst their own private collections. Riverview DVDs 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 another 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

Superintendents Report

By Brian Graham

Hey everyone.....It's about summertime and we have a lot going on, on the golf course. We have started the annual tree trimming and for the members living on the course don't worry we will get to all the trees. Also, we will be spraying for weeds in the turf and common areas so if you happen to see weeds somewhere rest assured we do know about it and will get to them as we can. The cart path on #3 is scheduled for concrete in early May so please watch for and stay off until it has been completed and the ropes are removed. Other projects that the summer brings: renovation of the tee boxes on #5 and #4 if we have the opportunity, replacing of valves and installing of mainline gate valves, mapping of the irrigation and aerification of the greens (mark your calendars as we will be closed on June 8th).

We will be closed for overseeding, starting on September 19th and open for play on Monday October 17th.

Have a great summer and thank you for all of your support.

Iran/Iraq Christmas Outreach Project

By Sally Barrow

While many of our snowbirds have left for cooler climates, we hope they will remember that we have a Christmas project here at Riverview (in conjunction with St. John the Baptist Catholic Church in Laughlin) wherein a small group of full timers get together in our Craft Room and cut, paste, decorate, and sew small

Christmas socks for our military – wherever they may be – deployed, on ships, in hospitals, etc. They need to know they are not forgotten.

In addition, the sox need to be filled! So if you are traveling and stop overnight at a hotel/motel, etc., those small soaps, shampoos, dental floss, toothpaste, etc. that you find in your room are just perfect for stuffing our sox. In addition, the troops can use wrapped pieces of candy, small packages of cookies, wrapped gum, boxed playing cards (used ones from casinos are just fine) – just about anything that would fit in a 4” wide by 6” high sock. Upon your return, drop them off at our homes or give us a phone call and we’ll pick them up.

Additionally, contributions of cash for supplies and mailing would be appreciated. If you know of someone in the military that is deployed, please give us their address so they can be a recipient of some of our Christmas socks.

Have a wonderful summer!

Sally Barrow – Ph: 763-9075 - Lot 404 - Betty Reinke – Ph: 758-2130 - Lot 370

Summer Activities

By Linda Sommerville

Every Tuesday – Potluck and Mexican Poker – Social Hour at 4 p.m. Dinner at 5 p.m. and Mexican Poker at 5:30 p.m.

MAY

May 8th - Sunday, Mother’s Day Potluck 12:30 p.m.

Free to all Ice Cream Social- 2 to 4 p.m.

May 30th – Sunday, Memorial Day – 11 a.m. Service and Snacks following

JUNE

June 19th – Sunday, Father’s Day, 5 p.m.

Sloppy Joes/Chips/Dessert- Games

June 29th - Wednesday, Bingo - 6:30 p.m. If attendance is good we will have it as monthly event.

JULY

July 4th - Monday, Potluck – 5 p.m.

Games to follow - No Potluck on July 5th

July 16th - Saturday, Social Hour

5 to 7:30 p.m. Pizza/Salad/Dessert – Strangers

July 27th - Wednesday, Bingo. - 6:30 p.m.

Depending on June head count

AUGUST

August 13th - Saturday, Social Hour 5 to 7:30 p.m.

Smiths Chicken and Sides – Strangers

August 31st - Wednesday, Bingo. - 6:30 p.m.

Depending on June head count

SEPTEMBER

September 5th – Monday, Labor Day

Ice Cream Social – 2 p.m.to 4 p.m.

September 17th – Saturday, Champagne Breakfast,

8 a.m. to 9:30 a.m. - \$4

September 28th – Wednesday, Bingo. - 6:30 p.m. Depending on June head count

From The Golf Course

By Doreen Hansen

Most of our snowbirds have gone home for the summer. Stay safe, stay healthy and we look forward to seeing you again in the fall!

Riverview Ladies Golf Year End Results

By Les Grosz

The Ladies Golf Club ended the season on Tuesday, March 15 with a scramble and potluck. 67 Ladies participated in the club's ringer board. Year end awards are based on the rounds of golf played and recorded on the ringer board. Here are the results:

Lowest Ringer Score:

Score 23 - Sally Soby

Score 24 - Debbie Evans, Marcia Shumway

Score 25 - Gloria Carbert, Joanne Winder

Most Improved Ringer:

22 strokes - Brenda Wilson

21 strokes - Debbie Ritz

Least # of Putts: 6 tied w/13 putts - Gloria Carbert, Les Grosz, Linda Hixon, Sally Soby

Burdette Storey, Julia VanFosson

Most Birdies:

w/5 - Debbie Evans

w/4 - Sally Soby

w/3 - Norma Hansen, Sherry Shangle, Marcia Shumway, Debbie Talbot

Birdie Awards went to 33 Ladies.

Most Chip-Ins - tied w/2 - Les Grosz, Sally Soby

Chip-Ins Awards went to 12 Ladies.

The Ladies Day Hole-in-One Pot was won 2-23-16 on Hole#1 by Marcia Shumway

A big thank you to Ruth Bangay, Sally Soby, June Larson & Les Grosz for volunteering to help with the Ladies Day this season.

We hope everyone enjoyed the golf and socializing. Safe travels home to all and we will see you next November.

March/April - Ladies' Day Results:

By Doreen Hansen

Tuesday, March 29

1st Place: Sally Soby (low); Janet Paterson (middle); Julia Vanfossan (high)

2nd Place: Gloria Carbert (low); Barb James (high)

3rd Place (tie): Les Grosz; Debbie Evans; Carol Stephens

4th Place: June Larson

Long Putt: Linda Hixon

KP: Norma Hansen

Tuesday, April 5 – Roll the Dice

1st Place: Sally Soby (low); Barb James (middle); Judy Shaw (high)

2nd Place: Gloria Carbert (low); Joanne Winder (high)

3rd Place: Janet Patterson

4th Place: Nancy Willson

5th Place: Les Grosz

Long Putt (Hole #1): Julia Vanfossan

Long Putt (Hole #7): Sherry Shangle

Tuesday, April 12 – Count Odd Holes Only

1st Place: Norma Hansen (low); Linda Hixon (middle); Janice Hall (high)

2nd Place: Sally Soby (low); Mars Mintz (high)

3rd Place: Julia Vanfossan

4th Place: Ruby Wheeler

5th Place: Les Grosz

Long Putt: Carol Stephens, KP: Janet Patterson

Tuesday, April 19 – Throw Out 2 Worst Holes

1st Place: Norma Hansen (low); Barb James (middle); Janice Hall (high)

2nd Place: Sally Soby

3rd Place: Carol Stephens

4th Place: Elaine Chabot

5th Place: Debbie Evans

Tuesday, April 26 – Guess Your Own Score

1st Place: Sally Soby

2nd Place: Barb James

3rd Place: Janet Kerns

4th Place: Janice Hall

5th Place: Julia Vanfossan

March/April Men's & Scramble Results

By Doreen Hansen

Men's Day – Wednesday, Mar. 30

1st Place: Lee Gygi, Rod Blain, Mike Ritz, Steve Wilburn

2nd Place: Bill Robinson, Ken Stripling, Larry Gaisbauer, Bill Brown

3rd Place: Harold Bouse, Larry Larson, Leo McMann, Bob Steeves

Long Putt: Bill Robinson

KP: Lee Gygi

Scramble – Thursday, Mar. 31

1st Place: June & Larry Larson, Sandy & Stan Heldt, Dave Actecson

2nd Place: Harold Bouse, Dona & Derv Fortenberry, Rod Blain, Mary Frolen

3rd Place: Bill Robinson, Nita & Ron Hatcher, Annabelle Winfrey, Bill Kennedy

4th Place: Pat Matlock, Elaine & Dale Chabot, Jim Espinoza, Lee Gygi

Long Putt: Steve Welch, Women's KP: Sally Soby

Men's KP: Gary Feasel

Men's Day – Wednesday, Apr. 6

1st Place: Ron Hansen, Tom Bighaus, Terry Stonehouse, Gary Hall

2nd Place: Larry Larson, Doug Erickson, Chris Peterson, Bill Brown

3rd Place: Bill Robinson, Don Hawley, Leo McMann, Nick Holbrook

Long Putt: None, KP: Harold Bouse

Scramble – Thursday, Apr. 7

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

2nd Place: Harold Bouse, Linda & Darrel Hixon, Bill Kennedy, Bob Steeves

3rd Place: Julia & Chuck Vanfossan, Eddy Wood, Keith Wright, Jim Manser

4th Place: Gloria & Jerry Carbert, Dona & Derv Fortenberry, Les Grosz

Long Putt: Bill Kennedy

Women's KP: Gloria Carbert

Men's KP: Gary Hall

Holes-in-One: Harold Bouse (Hole #4);

Traci Dahle (Hole #2)

Men's Day – Wednesday, Apr. 13

1st Place: Rich Keana, Doug Erickson, Nick Holbrook, Jim Mansen

2nd Place: Harold Bouse, Ken Stripling, Dean Willson, Bob Meier

3rd Place: Don Gibbons, Ron Hatcher, Leo McMann, Bob Steeves

Long Putt #1: Bob Meier,

Long Putt #6: Ron Hansen

KP: Bob Steeves

Scramble – Thursday, Apr. 14

1st Place: Julia & Chuck Vanfossan, Norma Hansen, Debbie Evans, Rodney Blain (All Montana Folks!)

2nd Place: Bill Robinson, Linda & Darrell Hixon, Mike Sulier, Janet Kerns

3rd Place: Sally & Bob Soby, Nancy & Dean Willson, Bob Meier

4th Place: Don Hawley, Ken Stripling, Dave Acteson, Bill Kennedy

Long Putt: Steve Wilburn

Women's KP: Brenda Wilson

Men's KP: Chuck Vanfossan

Men's Day – Wednesday, Apr. 20

1st Place: Harold Bouse, Bob Meier, Bill Sharp, Steve Wilburn

2nd Place: Bill Robinson, Gordon Parlette, Dave Acteson, Derv Fortenberry

3rd Place: Don Gibbons, Jack Sedgwick, Dale Chabot, Mike Sulier

Long Putt: Harold Bouse, KP: Ken Stripling

Scramble – Thursday, Apr. 21

1st Place: Margit & Don Gibbons, Dave Acteson, Jim Espinoza

2nd Place: Don Hawley, Debbie Evans, Norma Hansen, Linda & Darrell Hixon

3rd Place: Ron Hansen, Marian Grigoni, Gordon Parlette, Sami & Jerry Singleton

4th Place: Harold Bouse, Julia Vanfossan, Mars & Verlin Mintz

5th Place: Traci & Ken Dahle, Terry Oberst, Nick Holbrook

Long Putt: Jerry Singleton

Women's KP: Norma Hansen

Men's KP: Mike Sulier

Men's Day – Wednesday, Apr. 27

1st Place: Ron Hansen, Bill Robinson, Bill Sharp, Mike Sulier

2nd Place: Don Gibbons, Tom Bighaus, Dave Acteson, Derv Fortenberry

3rd Place: Bob Soby, Steve James, Gordon Parlette, Steve Wilburn

Long Putt: Ron Hansen, KP: Don Gibbons

Scramble – Thursday, Apr. 28

1st Place: Harold Bouse, Marian Grigoni, Leo McMann, Dona & Derv Fortenberry

2nd Place: Julia & Chuck Vanfossan, Pam Dale, Ken Stripling, Dave Acteson

3rd Place: Traci & Ken Dahle, Gordon Parlette, Janet Kerns, Jon Laughlin

4th Place: Ron Hansen, Norma Hansen, Debbie Evans, Phyllis & Steve Wilburn

Long Putt: Dona Fortenberry

Women's KP: Debbie Evans,

Men's KP: Dave Acteson

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!

Pending Bod Approval

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, April 12, 2016

Ed McKeon called the meeting to order at 9:00 AM.

Present at the meeting:

Board of Directors: Ed McKeon, John Montgomery, Karen Schlichte, Leo McMann, Gerry Hartman, and Nancy Willson. Gene Clipperton was absent.

Jennifer Myers, Administrator
Kristi Brigante, Administrative Assistant
102 Association members.

Board Update/Comments:

Nancy Willson addressed the rumor that Leo McMann had a secret meeting to discuss golf course issues. She clarified the meeting was a scheduled meeting to discuss a strategy on how to document the golf course irrigation system.

Karen Schlichte stated - Every time I go into the MPR after a large function has been there I find water bottles, pop cans and recyclable paper in the trash, or just left on the tables. There are three garbage cans in there clearly marked, one for pop cans, one for water bottles and the other is for trash. Just outside the door are three bins for paper and or recyclable items. Why can't they place them in the right bins or garbage cans? I realize recycling does take a few minutes of your time but please in the future take the time to dispose of your trash properly. Someday very soon we will not be given a choice about how to handle our garbage but it **MUST** be recycled or there will be a fine of some sort. Now is a good time to train yourself to recycle. Sorry to say I will have to repeat this come the fall when our activities begin again.

Ed McKeon stated - As many of you may know, we have received a petition regarding the current condition of the golf course. I want you to know that the Administration is working with the golf course maintenance supervisor to remedy the situation.

Also, I would like you to know that the Administrator and your Board of Directors takes every member issue seriously. Sometimes immediate action can remedy the situation immediately, sometimes it will take a while to remedy and sometimes the ability to correct a situation is not within our control.

Whatever the nature of the issue, whether it is in the form of a petition with multiple signatures, or several member forms on the same issue, or just one single form on a particular issue, they all get the same degree of attention. You will get a response, not always immediately, but there will be a response. If action on the response will take an extended length of time, you will be advised of the status of the remedy. I know at our age, our patience tends to have a short time span (and I include myself in that category) just understand that in this era of instant everything, there are some processes that cannot and should not be immediate or reactionary.

Comments to the Board:

Janice Hall, Lot 656, stated Leo McMann asked about the golf course petition regarding grass dying. He got in her face and accused her of trying to get Brian fired. She said she felt harassed by a board member.

Bob Sobrepena, Lot 360, stated – I don't miss Tuesday fishing but I am here today because I do not like what he saw and heard. Board members should stand up for residents not harass them. There are problems with the golf course. Who is running the golf course? He has filled out many comments forms and nothing was ever done. Speeding was never taken care of – the gym is inadequate – pool shower room is dirty. No one is in charge. The Board is not backing the residents.

Gary Hall, lot 656, stated he was involved with the verbiage of the petition to give to Jennifer. In October it was beautiful – now greens are dying – bare spots all over – other courses are green and lush. I am not trying to get anyone fired. The golf course has problems please address them.

Steve Seid, Lot 102, stated that Agenda item 16.03.12 that was passed at last month's Board meeting should be repealed as there were questions left unanswered about the part time person that would be hired in the office. He also stated that he thought the person hired should be a resident.

Lezlie Grosz, Lot 696, stated she has been coming to the Resort since the beginning – have seen a lot of changes – golf every day at 1:00pm – never see anyone at the golf course. Brian and Lee have said they report to Jennifer – she does not know anything about a golf course – should have someone else help Brian – Brian's second priority to spray weeds and keep common area clean – send John to school to be certified for weeds, Linda Hixon was certified.

Linda Hixon, Lot 636, stated she was not certified. Someone turned us into the state – we did not get fined – state said we need to get someone certified.

Terry Oberst, Lot 479, stated he was on the Board when Brian was hired – the problem is the water system that is defective – what happened at the golf course was out of hand and there should be a public apology. Guys are doing the best they can – two part time guys – one should be here on the weekend. Brian is doing a good job.

Jill Kohler, Lot 4, stated she has asthma. When fertilizer is being used or chemicals applied residents should be notified.

Traci Dahle, Lot 413, questioned why outside personnel are being used for tree trimming. We should have qualified people to use lifts and trim trees. Bobcat is never being used because we do not have qualified people. Water lines are not being fixed correctly. The equipment should be under cover at the bone yard.

Larry Reed, Lot 22, twice this week he saw maintenance personnel dumping debris in the barranca – they should be using a dumpster.

Rich Harris, Lot 99, years ago we had a cleaning company – Amy did a good job – get rid of the current cleaner and get someone who can do the job.

Robin Norman, Lot 245, Mistake was made when we bought the lift for palm tree trimming. Tree trimming should be left to the professionals.

Steve James, Lot 359, residents are placing bricks on top of sprinkler heads. They should not be doing this.

Gerry Hartman, Board Member, stated residents are doing this because the sprinklers are spraying their back porch and nothing is being done about it.

Correspondence:

Letter from John and Debi Cates, Lot 274, concerning developer Palm Tree policy and maintenance of the developer palm trees

Reports:

Administrator Report by Jennifer Myers:

There were two reports from the gate last week regarding intruders into the resort. They are believed to have caused damage to the water tee on a lot or two. Unfortunately, they were not caught. Just a reminder, that if you see or hear any suspicious activity in the resort, please call the police first, then call the gate to let the safety officer be prepared for any questions or directions the police may have.

The Governing Docs Committee, along with the General Rules Task Force, are working very hard to update some of the rules. There is also a process in the works of how a rule would come up for a change and what is required before said rule would go before the board of directors for approval. Part of that process would be to acquire member feedback. It would be posted in the newsletter, website and possibly the Riverview Facebook page.

There has been a lot of talk lately regarding the golf course. I have spoken to Brian several times and part of the issue is the irrigation system, which Brian and his staff are working on, and the other reason the grass is brown is because the winter grass is dormant and the summer grass will be coming in soon. Brian assures me that in a few weeks the grass will be lush and green again. Also, we have received comments that the sprinklers are causing the water to go onto resident's decks and such. Rest assured, the sprinklers are not adjusted to go onto residents property, however, the cause could be the wind blowing the water onto the properties. Brian has also found several sprinkler heads that have had bricks or pavers placed on them to prevent them from spraying. Please do not place anything over the sprinkler heads.

A reminder to be sure to come into the office and pay for any palm trees on your lot other than the developer tree. Riverview covers the cost for the developer tree to be trimmed. The developer tree is located on the left side of your lot, if you're facing your lot, and it will be close to the sidewalk. The deadline to pay is May 20th. The fee is \$35 for the first tree and \$25 for any additional trees. If not paid by May 20th, there will be a late fee of \$10 per tree. So save yourself some money and pay ahead of time.

If you're leaving for the summer, don't forget to notify the office. We will also need to know if you have an internet modem and whether you want it shut off for the summer. Otherwise, you will be billed for the summer months of internet.

Thank you and have a great summer!

Treasurer Report (Karen Schlichte)

HOA income continues to be over budget by the Internet modems, and now other income, which covers all sorts of things. Wages are well within the budget and utilities under budget because of the late billings. Grounds care and maintenance all under budget, but of course they may not be by years end. So HOA looks pretty good.

Reserve balance is \$678,993, with income of assessments and earned interest on CD's of \$15,851. The only debits were the two monthly payments for equipment.

Golf course income is over by \$34,906, non-resident green fees are over budget by \$6,565 and membership income over by \$14,829, and resident green fees over by \$4,565 are the leaders in this area.

Golf course wages are within budget as is utilities and maintenance. The course is \$4,647 in the black where the budget amount is to be in the red by \$28,476. So it's doing better than expected. Of course all these totals will change during the summer months.

RV Storage continues to hold it's own.

I want to say goodbye to the rest of the residents who have now left our resort for their summer homes. A sad time of the year for me. Safe travels everyone.

Committee Reports

Dean Willson, Landscape and Maintenance Committee. They will be planting new flowers.

Jill Kohler, Safety Awareness Committee, need to call 928.763.1999 to register cell phone for emergency notifications – wear your name tags – make sure you have your Lot Number displayed on your lot – requesting 911 red phones at the pool, tennis courts and golf course patio – need to get expert advice on security for RV Storage.

Approval of the Agenda:

Agenda Item 16.04.16 Concrete for #3 Tee area added to the Agenda. Nancy Willson moved and John Montgomery seconded the approval of the agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

16.04.01 Assign Members to Various Committees

16.04.02 Approve Dean Willson for Chairman of a Committee

Minutes of March 15, 2016 Regular Board Meeting

Minutes of March 22, 2016 Special Board Meeting

John Montgomery moved and Gerry Hartman seconded the approval of the Consent Agenda. Motion passed with Nancy Willson abstaining because of a possible conflict of interest with item 16 04 02.

Unfinished Business:

Agenda Item 16.03.13 Pool Area Maintenance. Leo McMann moved and Karen Schlichte seconded to remove the agenda item from the table. Leo McMann moved and Nancy Willson seconded to approve improving the pool area for a cost not to exceed \$2,500. The agenda item was then separated into two agenda items. John Montgomery moved and Karen Schlichte seconded to amend the motion as “remove grass north side of the pool and replace with landscape rock or artificial turf and deco. Replace scalloped border. Motion failed with Karen Schlichte and Ed McKeon in favor. Karen made a motion to spend up to \$11,000.00 to repair the pool deck. Nancy Willson seconded. John Montgomery amended to include the color Dusty Rose. Motion as amended passed unanimously.

New Business:

Agenda Item #16.04.03 Karen Schlichte moved and Nancy Willson seconded to approve a new Mission Statement for the Finance Committee. Motion passed unanimously.

Agenda Item #16.04.04 Karen Schlichte moved and Nancy Willson seconded to approve the purchase of a third fan for the Pro Shop patio area at a cost not to exceed \$600 and not to exceed \$300 to install. Motion passed unanimously.

Agenda Item #16.04.05 Leo McMann moved and Nancy Willson seconded to confirm the appointment and mission of the ad hoc Committee designated as the Task Force Committee. John Montgomery recommended (but not approved) the Task Force be a sub-committee of the Governing Documents Committee. Main motion passed with John Montgomery opposing.

Leo McMann moved and Karen Schlichte seconded to have Nancy Willson and Ed McKeon as Liaisons to the Task Force. Motion passed unanimously.

Agenda Item #16.04.06 Leo McMann moved and Karen Schlichte seconded to publish the proposed procedure for rules changes in order to obtain comments and/or suggestions regarding these proposed changes. Vic Sucher (Lot 53) stated this is a proposed procedure and has nothing to do with changing existing rules. It is a proposed procedure by which existing rules can be revised/or changed and gives everyone an opportunity to input their thoughts and ideas to proposed new rules or revisions. Motion passed unanimously.

Agenda Item #16.04.07 Karen Schlichte moved and Nancy Willson seconded to approve the purchase and installation of a new gate system at a cost not to exceed \$20,000. A lot of pros and cons were discussed and it was recommended we proceed with this action and consider additional funds next year for additional system controls at the gate. Motion passed with Leo McMann opposing.

Agenda Item #16.04.08 Leo McMann moved and Nancy Willson seconded to allow the owner of Lot #53, at his expense, to cut down the dead palm tree, leave the stump and place a decorative eagle on the stump. Motion passed with Ed McKeon opposing.

Agenda Item #16.04.09 Karen Schlichte moved and Nancy Willson seconded to approve Fili’s Lawn \$ Maintenance to trim the palm trees on the golf course for a cost not to exceed \$4,000. Motion passed unanimously.

Agenda Item #16.04.10 Nancy Willson moved and John Montgomery seconded to hire M&M Home Maintenance & Landscaping to trim palm trees for a cost not to exceed the budgeted amount of \$17,000. Motion passed unanimously.

Agenda Item #16.04.11 Nancy Willson moved and Karen Schlichte seconded to remove flowering trees near Lots 72-73-74 and 52 at a cost not to exceed \$1,000. Motion failed with John Montgomery, Nancy Willson and

Gerry Hartman opposing. John Montgomery moved and Karen Schlichte moved to approve removing the tree near Lots 72-73-74. Motion failed with John Montgomery and Karen Schlichte in favor.

Agenda Item #16.04.12 Leo McMann moved and Nancy Willson seconded to approve the crack seal and seal coating of roads, cost not to exceed \$97,000. Karen Schlichte moved and Gerry Hartman seconded to amend the motion to not exceed \$90,000 and exclude the parking lots. John Montgomery moved and Nancy Willson seconded to amend the motion to not exceed \$115,000 and hire an Engineer to recommend what is needed and oversee the project. Motions passed unanimously.

Agenda Item #16.04.13 Leo McMann moved and Nancy Willson seconded to approve the restructure of Tee Box #4 and #5 for a cost not to exceed \$7,000. Brian Graham will do the #5 Tee first and if he cannot do the entire project within the budget amount he will not do #4. Motion passed unanimously.

Agenda Item #16.04.14 Leo McMann moved and Karen Schlichte seconded to approve the planting of 13 trees on the golf course at a cost not to exceed \$2,000. Motion passed unanimously.

Agenda Item #16.04.15 Nancy Willson moved and John Montgomery seconded to approve proposed Purchasing Policy. Nancy Willson recommended we change the procedure to have the same consistent names for referenced employees. Motion passed unanimously.

Agenda Item #16.04.16 Karen Schlichte moved and Nancy Willson seconded to approve concrete cart path from the bottom of #3 Tee to the top of #3 tee and concrete the path on the South side of #3 tee to extend to Kobe – total project cost to be funded by the Pro Shop Committee. Motion passed unanimously.

Director's Comments:

Before Directors Comments were made Gary Reinboldt, Lot 459, stated lots of comments were directed at Leo McMann at the beginning of the meeting. He wanted him to respond.

Leo McMann stated he had planned on responding during the Directors Comment item on the agenda. First of all he did not want to get into a 'He said She said' He stated when he observed a petition being signed by residents at the golf scramble last Thursday he wanted to know who started the petition and what was the petition about. Janice Hall said she volunteered to make up the petition after the ladies met during the women's league on Tuesday. I told her that I was concerned that a petition like this could cause Brian Graham to quit. I told her when Brian started he said it would take a couple years to get the course in shape – he has made tremendous improvements to the course – we have major problems with the irrigation system that we are working on. She said she wanted someone to report to them on his plans. I told her all employees' sign an agreement that they have read the employee manual and it states employees are not to take directions from Directors, Committee members or residents.

Executive Session:

Adjourned to Executive session at 12:50.

Adjournment:

Nancy Willson moved and Karen Schlichte seconded, to adjourn the meeting at 1:50 PM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

**RIVERVIEW RESORT OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT**

for PERIOD: **Mar 1, 2016 to Mar 31, 2016**

	This Month March	Current Year to Date	Budget Year to Date	Variance with Budget
OPERATING REVENUE				
Operations Assessment	\$110,789.00	\$332,485.00	\$332,469.00	\$16.00
HOA Service Fees & Other Revenue	\$7,821.86	\$25,194.86	\$16,625.00	\$8,569.86
RV Storage Rental & Other Fees	\$1,190.08	\$3,570.17	\$3,573.75	-\$3.58
Resident Golf Course Fees	\$16,424.08	\$45,416.16	\$22,525.00	\$22,891.16
Non-Resident Golf Course Fees	\$10,787.31	\$26,964.63	\$15,850.00	\$11,114.63
Golf Course Pro Shop Sales	\$909.90	\$2,404.33	\$1,500.00	\$904.33
Miscellaneous Golf Course Revenue	\$177.19	\$622.07	\$618.75	\$3.32
TOTAL HOA RV Strg REVENUE	\$119,800.94	\$361,250.03	\$352,667.75	\$8,582.28
TOTAL GOLF COURSE REVENUE	\$28,298.48	\$75,407.19	\$40,493.75	\$34,913.44
TOTAL OPERATING REVENUE	\$148,099.42	\$436,657.22	\$393,161.50	\$43,495.72
OPERATING EXPENSES				
HOA Personnel Expenses	\$37,258.01	\$114,420.57	\$114,624.75	-\$204.18
GC Personnel Expenses	\$13,933.95	\$37,458.11	\$38,277.50	-\$819.39
HOA Utilities	\$51,276.00	\$119,098.76	\$154,000.00	-\$34,901.24
GC Utilities	\$8,455.17	\$13,302.62	\$13,612.50	-\$309.88
HOA Grounds Care	\$115.00	\$1,244.48	\$8,500.00	-\$7,255.52
GC Grounds Care	\$2,802.34	\$6,979.54	\$11,300.00	-\$4,320.46
HOA Facility Maintenance	\$2,723.78	\$5,661.62	\$11,350.00	-\$5,688.38
GC Facility Maintenance	\$269.60	\$2,182.30	\$3,525.00	-\$1,342.70
RV Storage Facility Maintenance	\$0.00	\$0.00	\$250.00	-\$250.00
Recreation Supplies & Maint.	\$3,148.32	\$6,210.77	\$5,625.00	\$585.77
HOA New Assets/Projects	\$0.00	\$4,399.87	\$925.00	\$3,474.87
GC New Assets/Projects	\$2,720.00	\$2,246.69	\$0.00	\$2,246.69
HOA Administration	\$8,577.74	\$25,041.44	\$23,473.75	\$1,567.69
GC Administration	\$2,544.06	\$7,389.79	\$7,130.00	\$259.79
HOA Member Programs	\$562.50	\$562.50	\$200.00	\$362.50
Pro Shop Goods	\$504.31	\$1,193.15	\$875.00	\$318.15
TOTAL HOA/RV Strg EXPENSES	\$103,661.35	\$276,640.01	\$318,948.50	-\$42,308.49
TOTAL GOLF COURSE EXPENSES	\$31,229.43	\$70,752.20	\$74,720.00	-\$3,967.80
TOTAL OPERATING EXPENSES	\$134,890.78	\$347,392.21	\$393,668.50	-\$46,276.29
ALLOCATION of ASSESSMENT:				
Operations Assessment	\$110,789.00	\$332,485.00	\$332,469.00	\$16.00
Net HOA/RV Strg Operations	\$16,139.59	\$84,610.02	\$33,719.25	\$50,890.77
Net Golfing Operations	(\$2,930.95)	\$4,654.99	(\$34,226.25)	\$38,881.24
NET OPERATIONS GAIN or (LOSS)	\$123,997.64	\$421,750.01	\$331,962.00	\$89,788.01
RESERVE FUND:				
Reserve Assessment	\$14,637.00	\$43,911.00	\$29,274.00	(\$51,710.16)
Reserve Other Income	\$1,214.17	\$1,488.05	\$666.67	(\$73,782.48)
Reserve Expenses	\$4,459.76	\$11,089.92	\$23,586.67	(\$90,097.89)
NET RESERVE GAIN or (LOSS)	\$11,391.41	\$34,309.13	\$6,354.00	(\$35,394.75)
	Beginning	Net	Ending	
	Balance	Change	Balance	
RESERVE BALANCE	\$676,602	\$11,391.41	\$687,993	