



RIVERVIEW REVIEW – NOVEMBER 2014

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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

I understand that many of the snowbirds have returned to Riverview and more are arriving every day. I wish that Marion and I were among those returning at this time. Those of you who were at the October BOD meeting learned that Marion had been diagnosed with breast cancer. The extent or stage of which, we do not know. Exploratory surgery is now scheduled for November 13th. After lab results from that surgery are made available, we will be given treatment options. Until that time, our travel plans are uncertain.

I want you to know that I am doing what I can from home such as writing letters on behalf of the Association, reviewing financial information and updating the Association's Reserve Study and staying in touch with the Administrator and Directors on a regular basis.

Marion and I would like you to know that we are overwhelmed with the outpouring of prayers, support, cards, and other forms of contact from our Riverview family. Thank you so much.... It means a lot to us on this journey.

TRACI'S TIDBITS

I want to welcome all the snowbirds that are back in the resort. It's great to see everyone again and get back into the swing of things. As you can see from my October committee article the Club house is having some construction work on it. It is a much needed roof job that should have been done correctly many years ago, but was just bandaged to save money and as we can see that doesn't usually work because it causes more problems down the road. It's a much needed project which I of all people know is a very big inconvenience for a lot of us but it isn't going to kill us just be glad you are here to enjoy the wonderful weather we have had this past month with no wind and great temperatures.

I just love our little oasis in the desert even though we have our ups and downs it's still a great place to be.

My friend Irene Albers wanted to thank all her friends in our resort who help donated money to the great memorial rock that was made in remembrance of her late husband Jim. It was made by the talented John Johnson and the great Lucia Boyer.

Don't forget to volunteer if you have the time. It is a great way to get to know new people in the resort. One great way is to be on a monthly committee. If you are going to be here for the month of December, they need some volunteers for the Happy Hours and New Years. There is a signup board by the Grand Room. Even if you can only work one weekend it will be greatly appreciated.

Hope you all stay happy and healthy. Have a great Thanksgiving wherever you are and just know there is always someone in the resort to talk to if needed. That is what is great about our resort. It is one big family

and we always take care of family. Traci Dahle 801-971-3035 smoki1@smartfella.com.

RECYCLE

By Karen Schlichte

This is the third article on recycle. Check with the September and October newsletter for some important facts about recycle. Especially how long it takes in our land fill to decompose.

I have to agree we started this program and we didn't get very much information out there to help you. We hope that by the years end that everyone will be aware of how important it is to recycle. About 85% of our garbage can be recycled. Think about the impact we can make just in this resort if everyone does their part and recycle.

We have had one recycle area in the resort for the past two years but I agree it wasn't convenient for everyone. We hope by placing the "green" recycle bins in three other areas it will help you to do your part. Signs should be in place that will mark the recycle bins. Just remember, green bins are recycle and blue bins are for garbage. You will be surprised that once you recycle you will feel guilty when you don't!

I have recently learned that when you put your recycle in the bin please remove it from a bag. They take the recycle to a sorting place and if it's in a bag they won't bother with it but just throw it away. So everything in the recycle should be loose and please take time to remove the paper from the cans and to rinse them out. This will help keep the smell and insects away. Think about those who live near the garbage areas.

When in doubt whether you have something that is a recycle somewhere on the item there will be a seal, like a triangle with three sides and inside of this seal will be a number from 1 to 7, that is the grade of the plastic. To help you I have listed the following recyclable material. Place this in a convenient place.

METAL – Aluminum and steel: Beverage containers*, aluminum foil, pie plates, food cans, bi-metal containers, aerosol cans, and lids.

GLASS – Clear, green, brown. Food, beverage jars/bottles and window glass. (Not accepted: Porcelain and china.)

PLASTIC – Any No. 1 through no. 7 plastic bottles, containers, jugs and jars. (Not accepted: plastic grocery bags.)

CARDBOARD – Corrugated boxes liners, dry food boxes, beer/soda carriers, shoe/tissue boxes, toilet paper rolls.

NEWSPAPER – All loose newspapers including slick paper inserts, mixed paper, junk mail; high grade paper, white/colored ledger, copier paper, envelopes without plastic windows, facsimile paper, paper bags, manila folders, magazines, paperback books, mail catalogs, and telephone books.

*ALUMINUM CANS should be put in the special containers near the dumpsters as these provide revenue for the resort.

**Please bag and securely tie your trash and place in appropriate dumpster, "blue"! For more information log on to www.Bullheadcity.com and click on "Recycling". Recycle will be picked up on Tuesday and Fridays and garbage on Monday, Wednesday and Friday. The green rolling recycle carts at the pro shop and kitchen will be picked up on Thursday.

TREASURER REPORT

By Karen Schlichte

As our year is winding down I will be reporting on how we look compared to our year end budget. I hope this report you can understand somewhat better than the income and expense statement cash flow report.

Our HOA and RV storage information is through the month of September. Our non assessment income was over our budget amount by \$19,991.00. We collected on a past due resident by a sheriff sale, and we took in more on the internet income and vender commission than we planned on.

Our personnel expenses were under budget by \$7,451.00 and our utilities were over budget by \$4,658.00 which was reflected in our sewer costs. Our grounds care was under budget by \$5,889.00 which was reflected in the maintenance of our water lines.

Maintenance expenses were under budget by \$15,329.00. Areas that were under budget were our building maintenance, janitorial supplies and electrical serves and supplies. So the total expenses for the year are under budget by \$14,808.00.

Our reserve balance is \$966,888.00. Our monthly contribution and interest income was \$11,960.00. Expenses for September were \$38,591.00. \$5,005.00 went to roof consulting; \$14,512.00 was the cost to refurbish the indoor and outdoor spas; \$5,174.00 was for the replacement of electrical pedestals; \$6,500.00 was the deposit for moving the gas lines on the roof and \$7,400.00 to replace two golf carts. The two that were replaced are being used by the maintenance personnel.

The golf course income was over by \$23,349.00. We have exceeded our year budget for membership nonresident, membership punch cards and resident green fees. We need another \$10,000.00 to make our year end budget on resident membership and \$300.00 for nonresident punch cards and \$6,571.00 for nonresident green fees. We have three months to do this.

We have until the end of the year to make the budget amount on personnel expenses, utilities and grounds care. The reseeding costs have not all been included. The overall budget for the golf course now looks better than in past years at year's end.

ADMINISTRATOR'S REPORT

By Jennifer Myers

It seems we are back in full swing with all the activities going on! As far as the roof project is concerned, it is moving along nicely. I realize it is still an imposition to some and we apologize for that and appreciate your understanding. A reminder, please don't go through the cones in the construction areas. It is very dangerous.

We have been informed by Suddenlink that the internet modems that some of our residents currently have, may become obsolete in the near future. You may be required to exchange your modem soon. Stephanie is working with Suddenlink to get this taken care of.

Office staff is currently working with the Finance Committee on the 2015 budget. This will help in the determination of the monthly dues for the year 2015. Thank you to the Finance Committee members for your commitment in this yearly task.

I'd also like to give a shout out to all of the volunteers here at Riverview. Without you, the monthly dues would be much more expensive in order to pay for all that is done by the volunteers. The dedication is very much appreciated.

I'm sure that the governing documents have changed since some of you have purchased at Riverview. If you have any questions regarding pet rules, property improvement rules, or any other CC&R, Bylaw or General Rule, stop by the office and pick up a current copy.

And please, enjoy all that this great place called Riverview Resort has to offer!

STEPHANIE'S REPORT

Get Well Wishes To:

Gloria SodemanLot #556

Linda Sommerville.....Lot #69

Marion McKeon.....Lot #42

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, #604 Brown, Dave & Donna all donated to the candy fund for the counter, Thanks to all of you for your generosity.

THE NEEDLERS

By Teresa Simmons #470 480-370-5449

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

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

WELCOME PARTY

New Owners and Renters

By Nancy Willson

The “Welcome to Riverview Resort” Club would like to invite anyone who has recently purchased property or are new renters to our first Welcome Newcomers Party.

It will be held on December 10 at 2:00pm in the Pro Shop Lounge.

Snacks and prizes will be provided by the “Welcome to Riverview Resort” Club. Please bring your beverage of choice.

The club will have information on activities, committees and amenities available in our beautiful community.

We would also like to extend this invitation to all Board of Directors, Resort Staff and Committee Chairs.

RACQUET CLUB

By Don Hall

Hello to all our Tennis and Pickleball friends, and welcome back for the 2014-2015 season. I would like to thank everyone who volunteered to assist in various function of our Racquet Club-they are the ones who make our club work.

The pickleball courts and tennis courts are being used daily. Everyone is welcome to come and play “drop

in” tennis or pickleball from 7:00 to 9:00 AM, Monday thru Sunday. Please sign up at the courts to reserve your tennis or pickleball court, at all other times.

Lessons for tennis start on Oct. 21 and 29th, 9AM to 10:30AM Tuesday and Friday.

Pickleball lessons start Wednesday Oct. 29 from 9AM to 10:30Am.

Pearl Harbor Day Breakfast:

This popular event, which benefits the Riverview Racquet Club, will be held on December 6th from 7 to 9AM, in the Grand Room. Tickets will start being sold three weeks earlier in Nov. on Tuesday and Thursday from 1-3 pm.

See you on the Courts.

CHRISTMAS CART PARADE

By Traci Dahle

The annual Christmas cart parade will be on Sunday December 7th. Please mark your calendars and plan on being around. Decorate your golf carts, ATV's, and bikes. Don't forget if you are on a Committee or group you can promote your people. Swimmers, stretch and tone, line dancers, golfers, racket club, Landscape and Maintenance, BOD, card players, wood workers, finance, activities and anything else you want to. It is just a free-for-all on how you want to decorate.

The parade is not just for the people in it. Please stay home and watch and listen for the parade to enter into your neighborhood. We start at 3:00 P.M. at the pro shop and work our way north starting on Saipan. We finish on Jacarta going back to the pro shop. It takes about 1-2 hours. For those of you in the parade, bring your dish to share before we start. You can put it in the fridge or plug it in to keep it warm. We will also have plates, napkins and plastic ware, bring your own drinks. We will provide a meat dish.

There will be a sign up sheet in the club house. Please sign up so we know how many people will be there. If you have any questions contact me at 801-971-3035 or smoki1@smartfella.com.

QUILTING

By Nancy Latham - 928-704-9248

Meets every Friday in the craft room

9AM-11:30 –noon

Please come and join us. Bring your own projects to share or just to visit. We work on various projects and sometimes a group project. Sewing machines are available or bring your own. Need help with something quilty we have lots of people here that help you.

MAINTENANCE & LANDSCAPE

By Dean Willson, Chairperson

We are glad to be able to promote Landscape and Maintenance improvements to common areas in our resort, and we welcome your suggestions.

As approved in the resort 2014 budget, two large terracotta pots are now in the archways at the Kobe gate. And we are working with the approval from the Board of Directors and assistance from the resort maintenance staff to mount decorative metal artificial desert foliage into each pot that will withstand our strong winds.

John Core, head of Maintenance, has walked with us to inspect the trees planted in the last two years to determine necessary replacements and maintenance. As a result, forty trees will soon be better supported using steel fence posts, coated wire to a loose cushioned ring. Twenty-three trees on the golf course now have a ground level protective sleeve. And thirteen trees damaged primarily by wind are to be replaced in November.

We must all remember that common ground is owned by the Association; therefore any change to landscape on common ground requires formal approval by the Board of Directors.

In December we will be requesting volunteers for Friday January 9, 2015 to assist Maintenance with cleaning dead foliage and trash from the barranca and outside the resort wall.

NOTE: If any resident sees a need for resort maintenance, please submit the "RESIDENT COMMENT FORM" to the Resort Office.

We invite you to visit our next committee meeting at 10 am on 3 November 2014 in the Pro Shop Lounge.

ELECTION -ELECTION

By Nancy Willson, Election Committee Chairperson

This year there will be two seats available on the Board of Directors. Last year there were three(3) openings and Three(3) people stood up to the plate, as thrilled as the Election Committee was to get these three(3) individuals to run for office, it was boring counting the candidate ballots.

It would be so exciting to have ten (10) people running for office, so please consider picking up a Candidate Packet, turning this election year to the Board of Directors into a real "horse race".

With that in mind you can pick up your Candidate Packets the week of December 1st –December 5th, 2014 during normal business hours. The Packets **must** be returned the week of December 8th – December 12, 2014. Make sure that before you leave for the Holidays that you pick up your packet and return it to the office. Any questions call the office at 928-758-5950 or contact Nancy Willson at 651-247-5576.

A little incentive for all you candidates , there will be only one (1) Meet the Candidates event held on January 9th, 2015. Cheese, crackers and wine will be served what more could a candidate ask for.

FROM THE GOLF COURSE

By Doreen Hansen

Today (Oct. 20) we received an awesome comment from an "out of park" golfer (Jerry Saulton) and his group of 4. They come from Sitka, Alaska every year and he stated, "We have been coming here for over 10 years and play most of the courses. This one is always the most well-kept. This year it was even in better condition than any course I have played." Thank you so much, Jerry!

Since opening on Friday, Oct. 17, we have received some wonderful comments on the beautiful condition of our course. Shorty, Cyle, Lee, and all the volunteers who have put in so many long, hot, and hard hours to get our course up to par deserve our thanks and appreciation. It takes a lot to keep our course nice and their work certainly shows!

We're getting ready for our first "fun" night of golf (When Pigs Fly) that will be held on Friday, November 7. It looks like it's going to be a blast! Sign up at the golf course if you're interested in participating.

Tuesday Ladies', Wednesday Men's, and Thursday Scramble leagues will start the first week of November. Remember, to play in the leagues, you must join the Golf Association. The fee is \$30.00 per person. This fee also includes the 10 lunches following the Scrambles every other week.

We realize the golf course is a beautiful place to take a walk, and convenient to cut across; however, please do not walk on, cut across, or take drives through the course from dawn to dusk – for your safety. Also, dog owners, please have the courtesy to keep your dog(s) off the course at all times. There are established places in the resort to allow your dog to do its business and the golf course is not one of them. Thank you for your consideration.

PRO SHOP REPORT

By Ken Dahle, Pro Shop Committee Chair

Thanks to all of you who attended our October Barbeque. We served 195 hamburgers on a beautiful

afternoon with very little wind and made \$442.93 after expenses. A big thank you to all the volunteers who make this such a fun and popular event. We had 2 50/50's of \$59.00 each. Pat Runkle and Gordon Parlette was the lucky winners in this drawing. Our "Putt Off" was another success with 4 winners. 1st place Dean Wilson, 2nd place Gloria Carbert, 3rd place Bill Brown and 4th place Don Hawley. All the monies for the "Putt Off" is given back to the participants of this event. All other proceeds from this activity goes for improvements to the Pro Shop and golf course.

Our next Pro Shop Meeting is Friday November 7th at 10:00 AM (earlier than normal so we do not interfere with "When Pigs Fly") and our next barbeque will be held on Friday, December 12th. There will not be a barbeque in November so as not to interfere with Thanksgiving. Tickets will be sold in the shuffle board room, no date has been assigned until our next Pro Shop meeting.

Don't forget to get your tickets for the "When Pigs Fly" Friday November 7th. Lez and Clyde Grosz and their crew have a lot of fun activities planned including dinner and night golf. Tickets are available at the Pro Shop. You don't have to be a golfer to join in as there is a dinner and some other fun games planned.

The Pro Shop Committee asked Larry Meier, our liaison to put on the BOD agenda "to proceed with concrete for Phase 1" of the cart path project and it passed. Jennifer will be scheduling this when time permits, some parts may have to be done next year when we re-seed so as not to interfere with golfers.

New "TEE" markers are on hole number 1 and we will be asking for donations to do the other 8 holes. More information will be forthcoming.

The HOA replaced 20 of the Pro Shop patio chairs which were badly needed. The old ones were worn out. Thanks, Jennifer.

Thanks to all and again WELCOME back.

ACTIVITIES COMMITTEE

By Linda Somerville

Obviously October events did not go as planned but a huge thanks go out to the October team for doing what could be done in a very difficult situation. November definitely looks more promising kick off with Patio Sales on the 1st, Veterans Day Recognition on the 11th and Craft Fair and Bake Sale on the 15th. There will be no Happy Hour on the 1st but the rest of the Saturdays have entertainment and dinners planned. Annual Thanksgiving Day Pot Luck is scheduled with turkeys provided and cooked by the Activities team. Please use the signup sheets for this event (there is a \$2 charge per person) collected during event. Also mark your calendars for December 1st for the annual Mohave High School Choir Holiday Concert performance. Show begins at 7pm in Grand Room. Remember goods times need great people, so sign up to lend a hand - see the board outside Grand Room.

OCTOBER ACTIVITIES

By Traci Dahle

I want to thank all my committee members for the month of October. We got off to a slow start with no air-conditioning in the grand room, so the first two weekends had to be cancelled. We planned a Happy Hour on the third weekend, not knowing where we were going to have it. We considered out by the pool or on the new cement pad at the golf course, but the heat prevailed and we had it in the grand room with fans blowing in all directions to cool off. This was our welcome back Oktoberfest party on October 18th. We didn't have the real big hoopla because it was a "last minute" planning thing. We had polish sausage, sour kraut, red potatoes and chocolate cupcakes. We didn't have a lot of people and the ones that did come left early because of the heat or they had other plans because they didn't know what was going on either. But we still had fun and enjoyed seeing everyone at the clubhouse for the first time for this season.

We had a great Happy Hour on the 25th with the strangers playing. Thanks to Jon Core our maintenance supervisor who made sure we had air conditioning by Friday afternoon. We had quite a bit more people but

not the usual because they didn't hear we had the air going on time.

We were missing a bunch of people this Halloween compared to normal this year. It is usually close to being sold out, but with the confusion and air problems some people just didn't buy tickets not knowing what to expect. But we had a great time with a good band and a lot more dance floor. There were great costumes and some really great spaghetti and a great meat sauce. We had a fun dessert with hand painted faces on clear cup green vanilla pudding and Oreo crumb's for the hair.

Thanks to everyone who helped decorate the grand room. Good job, people really liked the look. Also to everyone who cooked and cleaned up during our short month, I really enjoy working with all of you. It takes a great group to make things like this happen.

Thanks guys, Dean and Emma Lee McDaniel, Dean and Nancy Wilson, Paul and Anita Lang, Verril and Shirlene Small, Mark and Joyce Young, Bill and Maggie Brown and our two judges for Halloween, Irene Albers and Joy Barrett. Best Original Couple Ralph and Karen Palmer; Best Toga Couple Dean and Emma Lee McDaniel; Best Dressed Woman Mr. Jerry (Geraldina) Fry and best Group (dressed as bumble bees) We didn't get all the names down sorry. Also thanks to the people that donated gifts to Happy Hours and the Halloween Dance; Mark and Joyce Young local realtors in the park and Dwight and Angela Howe from Howe Construction. They live in the park on lot #65. He is a local licensed contractor who can do work on your park model, including adding an Arizona room.

Thanks again we couldn't have done it without you, Ken and Traci Dahle

NOVEMBER ACTIVITIES

Just a heads up for some up and coming November Activities. Mark your calendars for the Riverview Yard sale November 1st. If you are new this is where anyone in the resort that signs up at the club house can put things outside to sell. The activities committee will put an ad in the newspaper. The resort residents can start shopping at 8:00 A.M. and the gates to the resort will be open to the public from 9:00 A.M until Noon. Then at 1:00 anything that people want hauled away and donated to people in need, leave your stuff out and it will be picked up by a group and donated.

Craft Fair: November 15th

If anyone is interested in renting a table for the Craft please contact Mary Bowden 505-860-7797. If you are new in the resort, we have a yearly craft fair where anyone in the resort can sell their crafts, holiday candy anything you want you pay a certain price for a space. We also allow outside vendors in the resort to rent tables so there is a big variety of shopping goods sold. And the activities committee puts an article in the newspaper for this so outside people come and shop also. There is also lunch for sale during the day.

Bake Sale Fundraiser

During the craft fair we have a big table where there are many baked goods donated and sold during the craft fair. If you are a good cook and love to make cookies, cakes, breads, pies and candy. Just make what you want package them in dozens or smaller and you can price them or we will do it for you.

Bring your baked goods down to the Club house between 7:00 and 8:00 A.M. and drop them off, we have volunteers that sell them during the day and the money goes to a project at the golf course.

RIVERVIEW BOWLING

By Art Engen

Welcome back everyone! The new season is here and time to join your favorite activity for the exercise and fun that is to be had this winter. It can be tennis, pickle ball, golf, horse shoes or any number of things. The key is to get out and meet all the wonderful neighbors and enjoy yourself.

We have a handicap bowling league for the Riverview Resort, and we are in need of subs. So come join us on Mondays at 10:00 am (Arizona time) at the Riverside Casino.

If you have bowled in the past, or would like to try, please call one of the officers so we can arrange teams. The season has already started and we are in the 3rd week.

There is a 3 way tie for 1st place with Manila Kids, Rock n Roll and Rowdy Bunch all with 6 wins and 2 losses.

Following them is another 3 way tie with Alley Cats, Jimmy's Jokers, and Slippery Sliders with 5 wins and 3 losses. Another 3 way tie is WD forty, Aces, and O'leary's

With 4 wins and 4 loses. Behind them the Hits and Misses, Coyotes, and The fire Balls with 3 wins and 5 losses.

The last threesome and bringing up the rear is Whatever, Gutter Dusters and the June Bugs. June bugs have a good excuse for being last as their team just got started.

There is no excuse but hard work and bad luck for the Gutter Dusters and Whatever.

The nice thing for us is there is no way to go but up. Watch out here we come, GRRRR

Art Engen 928-758-8030

Mel Maritz 928-704-6649

Carol Sanders 509-220-2250

GOLF ASSOCIATION EVENTS

By Doreen Hansen

Men's Day

Wednesday, Oct. 22

1st Place: Larry Meier, Jon Laughlin, Jerry Singleton, Gordon Parlette

2nd Place: Ron Hansen, Jerry Fry, Dean Willson, Dennis Davies

3rd Place: Bob Soby, Bill Brown, Leo McMann, Doug Erickson

Long Putt: None

KP: Larry Meier (#9), Jon Laughlin (#3)

Mixed Scramble

Thursday, Oct. 23

1st Place: Doreen & Ron Hansen, Dave Scott, Phyllis & Steve Wilburn

2nd Place: Bill Robinson, Darlene & Virgil Symes, Jon Laughlin, Norm Lykken

3rd Place: Gloria & Jerry Carbert, Dave Acteson, W.D. Allen, Marian Grigoni

Long Putt: W.D. Allen

Women's KP: Norma Hansen -

Men's KP: Bob Soby

Men's Day, Wednesday, October 29

1st Place: Harold Bouse, Dennis Davies, Milt Miller, Ron Pajak

2nd Place: Rich Keana, Bill Brown, Leo McMann, Doug Erickson

3rd Place: Jerry Carbert, Terry Oberst, Tom Bighaus, Larry Gaisbauer

4th Place: Bill Robinson, Gordon Parlette, Bill Sharp, John Montgomery

Long Putt: Garth Luer - KP: Doug Erickson

Scramble, Thursday, October 30

1st Place: Sally & Bob Soby, Sharlene & Ron Pajak, Dave Scott

2nd Place: Gloria & Jerry Carbert, Maggie & Bill Brown, Don Hawley

3rd Place: Larry Meier, Norma Hansen, Debbie Evans, Charles Simmons

4th Place: Tom Bighaus, Phyllis & Steve Wilburn, Norm Lykken, Milt Miller

5th Place: Gordon Parlette, Darlene & Virgil Symes, Emmet Moberg, Tom Cornwall

Long Putt: Harold Bouse

Women's KP: Patty Fry -

Men's KP: Doug Erickson

WHEN PIGS FLY

By Les Grosz

Warning: Pigs will be Flying on Nov. 7 at the next cart path fundraiser. This will be a glow ball night tournament. Stop in at the pro shop now and sign up. We still have plenty of room. The cost is \$20.00 for the golf and dinner. The fun starts at 4:00 pm with putting & chipping contests.

We have added a floating hole-one contest along with 50/50, door prizes & more. Non golfers can purchase dinner for \$5.00 at the pro shop. We'll have you squealing with laughter.

STAND UP AND VOTE

By Jerry Hartman

As you may know or are about to find out, We are on a mission to try to get a 75% or more voting turn out for the election 2014- 2015 concerning our CCRs, an acronym for COVENANTS, CONDITIONS AND RESTRICTIONS.

With all of the arduous and tedious hours spent by the present and past Boards in reforming and verbalizing our CCRs to meet standards by which we choose to live, we have not totally articulated the precise verbiage of our intentions. Our legal advisor has re-scripted some of our rules to meet up-to-date standards of all Arizona HOA rule standards that can only be interpreted in the manner that they are intended.

We do need to get out and vote this election to improve our CCRs!

Especially this election!

You've got my CCR vote. Have I got yours?

CC&R PROPOSED REVISIONS EXPLAINED

Submitted Governing Documents Committee

As you must know by now, the proposed seventh revision of the Association's CC&R's failed to pass in this last election due to an insufficient number of ballots being submitted. Because our Association is exposed to potential liability for having documents that are not in compliance with Arizona association law and case law, both the Election and Governing Documents Committees have committed to bringing the CC&R's forward for another vote during the next election cycle next year. In that effort, it is thought that we should address some of the concerns that have been raised regarding this revision and the process. The concern we will try to address this month is:

WHY ARE WE BEING PRESENTED WITH AN "ALL OR NOTHING" PROPOSAL? IN THE PAST WE HAVE BEEN ABLE TO VOTE ON EACH SEPARATE AMENDMENT.

To answer this question, we have to understand the reason for even considering any change to not only the CC&R's but other of our important governing documents. The question is correct that in the past, many changes have been proposed and passed on a "piecemeal" basis. It does not take any person familiar with our large variety of governing documents long to recognize that we have what could only be kindly called a "crazy quilt" of governing rules, policies, and procedures. While it is admitted they may have been passed with good intentions, there does not seem to have been much attempt to be sure that each revision was consistent with ALL other existing governing documents, to say nothing of being sure they were always consistent with current Arizona statute and case law. To be fair, some coordination has taken place in the past, but with such a large number of directors and association secretaries being on the Board and with changes in staff and administration over the years, a lack of continuity is bound to occur.

The Association's purpose and request to Attorney Shaw was and is to bring all of current governing documents into concurrency with Arizona Association statutes and case law. In addition, we would like to

be sure all of our policies are not only consistent with Arizona Association Law and related case law, but consistent with all of our other governing documents. With that direction to our attorney and his drafting of CC&R's to accomplish this challenge, we have to ask, "Would our members being able to approve the changes they like and then not approve the ones that they don't accomplish that task?" Allowing our members to select the changes on an article by article basis would only continue the "crazy quilt" style we currently have. After all, the reason for this effort is to have an attorney bring our documents up to date with current Arizona Association Statute and Case Law. To present his recommendations in a "buffet style" of selection seems counter intuitive to the intended request made of the attorney. The attorney is asked to draft the entire document to be consistent within the current association laws, both case law and statutes. The document cannot possibly conform to that directive, if only a portion of the proposed changes are approved. Also, it seems well documented that if voters do not fully understand a proposal item, they will just vote against it, thinking that is the "safe" alternative position.

There has to be some level of trust in moving forward. At the March 21st open meeting in the Grand Room, Attorney Shaw made it very clear that he "Owns" the proposed CC&R changes. The changes to the CC&R's have been primarily proposed and written by our attorney as he works, in his own words, for all the members of our Association to ensure that our documents follow Arizona Statutes and case law. A change to the 75% return votes to amend the Declaration (CC&R's) to 67% was recommended by our Attorney but not required by Arizona Statutes. It is our hope that, if you have any questions regarding the proposed changes, that you will contact a member of the Governing Documents Committee or just leave your written question at the office. If you want a "Redline" copy that identifies the nature of the proposed CC&R changes, just make a request at the office and they will produce a copy for you. We will be addressing other concerns that have been brought to our attention in future newsletters.

NOT YET APPROVED

Regular Board Meeting Minutes

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary

Tuesday, October 21, 2014

Vice President Gene Clipperton called the meeting to order at 09:00 AM.

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

Jennifer Myers, Administrator.

65 Association members.

Board Update/Comments:

Gene Clipperton and Traci Dahle welcomed everybody back.

Comments to the Board:

Gerry Hartman, Lot 547. I am on record for being an advocate for volunteers and volunteering. Though I greatly appreciate all of our volunteers, I have admiration for our elected volunteer board members both past and present. They endure the slings and arrows of disgruntled, irate and sometimes confrontational residents but continue to carry on governing the situations of RV without prejudice. As a whole, I thank all of you who volunteer. However, friends are friends and business is business. Take nothing personal. As of 2013 I have renewed confidence in our BOD. They have shown fiscal responsibility and credibility. In 2012 they raised the HOA dues to \$170 with a trial version of 1 year and promised to return to \$165 if we could operate without the increase. 2013 we reverted to our present dues. Although \$5 wouldn't hurt most anyone, a promise made is a promise kept. We have had \$1,000,000 in reserves, impressive to me. Before taking any major projects we now turn to engineers or specialists. The days of 'let's make a deal' hopefully are over. Let's make a practical deal. Ask yourself 'why is there not enough money to do it correctly the first time,

but plenty of money to do it over'. We can no longer allow ourselves to be intimidated by the price of doing business. They have found a HOA legal firm to help reconstruct our CC&R's (Covenants, Conditions and Restrictions) to interpret our CC&R's in the manner we intend to convey. In case you didn't know, CC&R changes and additions can only be changed by 75% or more HOA vote participation of our HOA members voting for or against the changes in an open election. They will only be passed with a 51% or more vote from those 75% HOA members who have participated in the HOA election. You may know that in our last election that the restructuring of the CC&R's did not pass because we only had a 70% turnout of HOA voters. However of those eligible voters, 90% voted to pass the CC&R changes. We only missed the turn out by 35 non voter participants. So get out to Vote in this election. Again thank you, all of you volunteers for your diligent work. Check out our website at riverviewrvresort.net.

Nancy Taylor stated a resident was harassing her when she was walking her dog near the golf course. She also stated the maintenance people did not clean up the area after trimming a tree in the common area.

Mary Bowden, Lot 420 announced Craft Fair is being held on November 15. Traci stated she would like to have any bake sale items by 8:00 AM that day.

Correspondence:

David Lenske, Lost 472 requesting the BOD approve his 24' motorhome.

Sally Barrow, Lot 404 requesting a display of the 500+ Christmas Stockings made by volunteers this summer. These stockings are for soldiers in the Middle East and/or in hospitals or on ships.

Reports:

Administrator Jennifer Myers' reported:

Welcome back! It has been a very busy summer with a lot of projects happening.

First of all, there has been confusion about when and how the palm trees are trimmed. We don't begin to cut them until after the pods begin to sprout which is usually late June or early July. If they're trimmed before the pods sprout, then the job has to be done all over again. We realize that it usually makes a mess and I apologize for that, but this summer was very unusual. At one point we had 3 maintenance employees that certified on the lift. Two of those employees are no longer employed here, therefore at the beginning of this summer, there was only one employee certified. As most know, he had an accident and injured his arm and could no longer do the trimming. Another employee, Tony, stepped up and got his certification so we could finish the trimming. This was his first experience with trimming palm trees, so yes, it was slower going. That put us behind on the project. We also changed the way the trimming was handled. In the past, staff only cut the association trees and the residents trees that were paid for ahead of time. This year, that was changed and we cut every single tree. Some were in locations that we could not reach with the lift and had to hire a landscaper to actually climb the trees. Some residents prepaid, but some we have to send out invoices. So that also added time to the project since there were more trees to trim.

EPCOR Water Company required us to have a backflow prevention system installed for our water system. That was completed and is located near the Proshop parking lot. The entire resort was without water for almost a day, and I apologize for that, but it was a situation beyond our control.

A new maintenance utility vehicle was purchased and some of the equipment (golf carts) that we previously used was sold.

The following is a list of projects that were completed this summer:

Lighting on Jacarta, lighting on the steps going from the clubhouse to the tennis courts, some wall painting, the gate at the RV storage was painted and the mesh was taken off. This keeps it from being so heavy and the wind causing damage. The indoor and outdoor spas were refinished, we had several electrical pedestals that were replaced and I believe there may be a few more left to do. A new sound system was installed at the Proshop lounge; a concrete golf cart parking area was installed near the patio at the Proshop. We are still in

the process of researching alternative material for the golf cart paths. A recirculating pump that is timer activated, for the hot water system was installed at the clubhouse. The Riverview website is up and running but documents are being finalized and will be updated. You can also check the website for activities and be sure to check the manager's updates section for important information, such as any interruptions to water or electrical, road or parking lot closures, etc.

Recycling bins are currently being placed around the resort to find out where they're best utilized. Blue is for garbage and green is for recycling. Karen will report more on this.

When the roof project is complete, we will be doing some landscaping improvements. Plans are to remove some of the grass on the exercise room end, and replace it with landscape rock to match what is already there.

And finally, the big project, the roof. As most know, the entire clubhouse roof is being replaced. A roofing consultant was hired and is overseeing the job to make sure everything is up to code. Several AC units are also being replaced.

I hope everyone enjoys the activities this season and hope to make it another great one!

Treasurer Report reported by Karen Schlichte. As our year is winding down I will be reporting on how we look compared to our year end budget. I hope with this report you can understand somewhat better than the income and expense statement cash flow report. Our HOA and RV storage information is through the month of September. Our non-assessment income was over our budget amount by \$19,991. We collected on a past due resident by a sheriff sale, and we took in more on the Internet income and vendor commission than we planned on. Our expenses were under budget by \$7,451 and our utilities were over budget by \$4,658 which was reflected in our sewer costs. Our grounds care was under budget by \$5,889 which was reflected in the maintenance of our water lines. Maintenance expenses were under budget by \$15,329. Areas that were under budget were our building maintenance, janitorial supplies and electrical services and supplies. So the total expenses for the year are under budget by \$14,808. Our reserve balance is \$966,888. Our monthly contribution and interest income was \$11,960. Expenses for September were \$38,591. \$5,005 went to roof consulting, \$14,512 was the cost to refurbish the indoor and outdoor spas, \$5,174 was for the replacement of electrical pedestals, \$6,500 was the deposits for moving the gas lines on the roof and \$7,400 was to replace two golf carts. The two that were replaced are being used by the HOA maintenance personnel. The golf course income was over by \$23,349. We have exceeded our year budget for membership nonresident, membership punch cards and resident green fees. We need another \$10,000 to make our year end budget on resident membership and \$300 for nonresident punch cards and \$6,571 for nonresident green fees. We have three months to do this. We have until the end of the year to make the budget amount on personnel expenses, utilities and grounds care. The reseeding costs have not all been included. The overall budget for the golf course now looks better than in past years at year's end.

Committee Reports

Dean Willson, Lot 247 Maintenance/Landscape Committee

You have probably noticed new large terracotta pots in the two archways at the Kobe gate. Our next step with the help of Park Maintenance is to mount metal artificial desert foliage into each pot to complete the appearance and to withstand the wind.

John Core, head of Maintenance, walked with us to inspect the trees planted in the last two years to determine their condition, needed replacements and necessary maintenance. We recommended that: 40 trees need better support by placing 3 steel fence posts around each tree and securing with coated wire to a loose cushioned ring at a proper height about the tree. 23 young trees on the golf course needed a protective sleeve placed at ground level so prevent bark damage from grass trimming. Six are dead or missing, and the remaining 17 now have the required protective sleeves. Otherwise, 13 trees planted in the last two years have died primarily from wind damage and need to be replaced.

Volunteers are needed on Friday January 9, 2015 to clean dead foliage and trash from the barranca and outside the park wall. In thanks, our committees members will fund lunch for these volunteers and their significant others at the Golf Course Pro Shop lounge.

Our committee plans to exercise the water main valves on Friday February 6, 2015. This action is required to ensure these valves do function when needed. Park Maintenance staff repeats this action again during each summer.

NOTE: If any resident sees need for resort maintenance, please submit the "RESIDENT COMMENT FORM" to the Resort Park Office, Our committee meets next at 10 am on 3 November 2014 in the Pro Shop Lounge.

Ken Dahle, Lot 413 Pro Shop Committee

The parking area for the golf cart parking was completed and looks very good. We are now asking the BOD to continue all of Phase 1 in concrete as we have the funds to fully pay for the completion. These projects are made possible by your support of the "Barbeques" and night golf activities. The next barbeque will be held this Friday starting at noon. If you have not bought your tickets they will be available this Tuesday and Thursday in the shuffle board room from 1:00 to 3:00 pm and all the time at the Pro Shop. The cost is \$5.00 each if you buy them early or \$7.00 at the door. Our next function will be on November 7th, "When Pigs Fly", a late afternoon and early night golf tournament, with lots of fun activities and of course, food. The cost is \$20.00 per person and includes dinner. The HOA replaced some of our worn out chairs at the patio-thanks Jen. It was mentioned that the A/C does not work well in the Pro Shop Lounge when it is hot and Jen said she would have John, our Maintenance Supervisor to check it out. Some new "Tee" markers were donated and being used on hole number 1, and at the recommendation of the committee the colors were updated to what is being used at other courses in our area. Check out and see if you like the new design and let Lee know. The Pro Shop Committee meeting will be held on November 7th at 10 AM so not to conflict with the "When Pigs Fly" event. Thanks to all the volunteers who make these things happen.

Approval of the Agenda:

Traci Dahle added agenda item 14.10.08 Add Decoration to Golf Course. Traci Dahle moved to approve the corrected agenda. Larry Meier seconded. The motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of April 15, 2014 Regular Board Meeting

Agenda Item #14.04.01 approval of LaVerne King, Lot 489 to the Finance Committee.

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

Unfinished Business:

New Business:

Agenda Item #14.04.02 Leo McMann moved and Terry Oberst moved to approve purchase of a Bobcat Skidsteer with attachments at a cost not to exceed \$80,000 plus 10% for taxes, shipping, discounts or financing. The Ingersoll Rand backhoe used to fix water leaks and move trash has been costing more in repairs than it is worth. A new Bobcat can replace this unit plus many attachments are available for other projects. Motion passed unanimously

Agenda Item #14.04.03 Karen Schlichte moved and Terry Oberst seconded to approve the removal of tree/bush from common area behind Lot 225. Traci amended the motion to approve the trimming of the bush after the ACC has approved the patio planned by the owners with Karen Schlichte seconded. Karen and Traci were concerned if the bush was removed it could cause erosion. The amended motion failed with

Traci Dahle and Karen Schlichte in favor and Larry Meier, Terry Oberst, Leo McMann and Gene Clipperton opposing. The main motion passed with Traci Dahle and Karen Schlichte opposing and Larry Meier, Terry Oberst, Leo McMann and Gene Clipperton in favor.

Agenda Item #14.10.04 Leo McMann moved and Terry Oberst seconded a motion to approve removal of tree from common area next to Lot 59. Motion failed unanimously.

Agenda Item #14.10.05 Traci Dahle moved and Karen Schlichte seconded a motion to approve the replacement of a Developer Palm Tree on Lot 489. Motion passed unanimously.

Agenda Item #14.10.06 Larry Meier moved and Karen Schlichte seconded a motion to approve using concrete for Phase 1 of the cart path project. Much discussion was heard from attendee generally opposing the project. Jerry Fry will check to see if we will be taxed on the project. Leo McMann recommended we continue to research the use a Poly Path for the project. Motion passed with Leo McMann opposing.

Agenda Item #14.10.07 Karen Schlichte moved and Larry Meier seconded a motion to approve using colored concrete for the cart path next to the parking area. Leo McMann suggested just painting a yellow stripe. The motion passed with Leo McMann opposing.

Agenda Item #14.10.08 Tracie Dahle moved and Terry Oberst seconded a motion to add a metal Kokopelli golf statue to the golf course. Motion passed unanimously

Director's Comments:

Gene Clipperton again welcomed everyone back and thanked the ladies that made the Christmas Stockings. Leo McMann announced Ed McKeon will not be returning to the park until after the first of the year. His wife, Marion, has been diagnosed with breast cancer.

Karen Schlichte said recycle bins are color coded differently than most trash services. The blue containers are for trash and green containers are for recycle.

Executive Session:

Adjourned to executive session at 10:30.

Adjournment:

Terry Oberst moved and Karen Schlichte seconded, to adjourn the meeting at 11:21 AM. The meeting was adjourned.

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

Report by: Karen Schlichte Treasurer for period: Sept 1, 2014 to Sept 30, 2014

HOA & RV STORAGE	This Month Ending 9/30	Current Year to Date	Budget Year to Date	Variance with Budget
NON-ASSESSMENT INCOME				
Banking & Investment Interest	\$16.34	\$200.87	\$232.50	-\$31.63
Service Fees & Misc. Revenue	\$6,721.46	\$64,745.47	\$44,722.50	\$20,022.97
TOTAL NON-ASSESSMENT INCOME	\$6,737.80	\$64,946.34	\$44,955.00	\$19,991.34
OPERATING EXPENSES				
Personnel Expenses	\$34,158.93	\$283,853.95	\$295,572.00	-\$11,718.05
Utilities	\$45,251.43	\$373,802.95	\$369,083.33	\$4,719.62
Grounds Care	\$1,542.72	\$19,127.29	\$25,133.33	-\$6,006.04
Facility Maintenance	\$2,999.07	\$30,466.26	\$44,800.00	-\$14,333.74
Recreation Supplies & Maint.	\$149.92	\$11,765.93	\$13,000.00	-\$1,234.07
New Assets/Projects	\$0.00	\$2,849.00	\$1,333.33	\$1,515.67
Administration	\$3,715.29	\$52,602.27	\$52,266.67	\$335.60
Member Programs	\$0.00	\$572.50	\$1,466.67	-\$894.17
TOTAL OPERATING EXPENSE	\$87,817.36	\$775,040.15	\$802,655.33	-\$27,615.18

MEMBER OPERATING ASSESSMENT	This Month Ending 9/30	Current Year to Date	Budget Year to Date	Variance with Budget
Operating Assessment	\$103,678.75	\$933,108.75	\$933,108.75	\$0.00
Allocation from HOA/RV Storage	(\$101,081.35)	(\$817,912.96)	(\$858,032.25)	\$40,119.29
Allocation from Golf Course	(\$34,198.60)	(\$67,217.51)	(\$98,398.50)	\$31,180.99
NET OPERATING BALANCE	(\$31,601.20)	\$47,978.28	(\$23,322.00)	(\$71,300.28)
Reserve Assessment	\$11,326.25	\$101,936.25	\$101,936.25	\$0.00
Reserve Other Income	\$633.25	\$7,286.29	\$4,500.00	\$2,786.29
Reserve Expenses	\$38,591.00	\$123,533.24	\$141,675.00	(\$18,141.76)
NET RESERVE GAIN or (LOSS)	(\$26,631.50)	(\$14,310.70)	(\$35,238.75)	\$20,928.05
	Beginning Balance	Net Change	Ending Balance	
RESERVE BALANCE	\$993,520	-\$26,631.50	\$966,888	

GOLF COURSE INCOME & EXPENSE STATEMENT - CASH FLOW STATEMENT

Report by: Karen Schlichte Treasurer for period: Sept 1, 2014 to Sept 30, 2014

GOLF COURSE OPERATIONS	This Month Ending 9/30	Current Year to Date	Budget Year to Date	Variance with Budget
GOLF INCOME				
Resident Fees	\$2,061.25	\$67,433.47	\$54,450.00	\$12,983.47
Non-Resident Fees	\$1,008.50	\$53,349.19	\$45,600.00	\$7,749.19
Pro Shop Sales	\$69.70	\$6,361.18	\$3,450.00	\$2,911.18
Miscellaneous Revenue	\$45.02	\$2,511.44	\$2,906.25	-\$394.81
TOTAL GOLF INCOME	\$3,184.47	\$129,655.28	\$106,406.25	\$23,249.03
GOLF OPERATING EXPENSES				
Personnel Expenses	\$10,939.61	\$97,868.86	\$96,846.00	\$1,022.86
Utilities	\$3,809.19	\$32,753.90	\$36,281.25	-\$3,527.35
Grounds Care	\$20,886.56	\$25,521.59	\$31,890.00	-\$6,368.41
Facility Maintenance	\$738.29	\$16,909.66	\$14,700.00	\$2,209.66
New Assets/Projects	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$976.49	\$19,159.30	\$20,362.50	-\$1,203.20
Pro Shop Goods	\$32.93	\$4,659.48	\$4,725.00	-\$65.52
TOTAL GOLF EXPENSES	\$37,383.07	\$196,872.79	\$204,804.75	-\$7,931.96