



RIVERVIEW REVIEW – NOVEMBER 2016

NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

BOARD OF DIRECTORS

Ed McKeon, President

Gene Clipperton

Nancy Willson

Gerry Hartman

John Montgomery

Karen Schlichte

OFFICE STAFF

Administrator: *Jennifer Myers*

Office Assistant: *Stephanie Zuccarelli*

Admin. Assistant: *Keith Tarzian*

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.

More Than A Few Words from Ed McKeon

Welcome back to all our returning members. We had our first board meeting of the fall season. I addressed the attendees with a response to the comments made at our April meeting. I noted that we all have opinions. However, I used a quote by Bill Bullard, I believe he was a New York educator. His quote was in part: “Opinion is really the lowest form of human knowledge. It requires no accountability, no understanding. The highest form of knowledge is empathy, for it requires us to suspend our egos and live in another’s world.”

I gave an example: How many of us have the opinion that Pete Carroll should have called a running play instead of a pass play in the closing minutes of Super Bowl 2015? Doggone it, we are all right in that opinion because we all know that the pass play failed miserably! After the fact, we can consider our opinion ABSOLUTELY CORRECT. WRONG! We have no knowledge of what went into that decision to pass. We did not have the knowledge of the spotters in the booth that advised of the Patriot’s defensive lineup. We did know the physical condition of our offensive line at that point in the game and the many other factors that are sent to Pete Carroll’s headset. Yet, we stand by our uniformed opinion that he should have called a running play!

On another note, the board meetings are a business meeting convened for the purpose of conducting Association business. The member comment period is part of the agenda made available for members to provide the directors with brief comments. The purpose of the meeting is not to conduct a debate on issues, but rather, if there are concerns that members have, the concerns should be submitted in writing, researched by both staff and directors, as necessary, and a written response will then be prepared. If the concerns appear to have a wider interest than the person or persons submitting the concern, the response will be more widely distributed.

If we follow what has happened in the past few months and feel that is an effective way to approach concerns, perhaps, we should draft a petition to the Seahawks management regarding all the failed plays Pete Carroll and his staff have called and maybe even attend their Board meeting to filibuster their meeting with our concerns ... to what end?

The point is to please be more understanding, constructive, mature and professional in handling your opinions and concerns regarding Board and Association matters.

Thanks for your concerns and I wish all of our members an enjoyable season at Riverview

NOTES FROM NANCY

By Nancy Willson, Board Member

Welcome back all owners and renters from your summer homes, it’s so nice to see all of you again.

This was the first year my husband Dean and I were fulltime residents. Boy was it HOT. Riverview Resort was like a “Ghost Town”. The tennis/ pickleball courts and golf course were pretty much empty, except for the early morning hours, I mean from 5:00am – 8:00am. There were great turnouts for bunco, poker, and Texas hold-m and the once a month events in the Grand Room. Might that be because the Clubhouse has air conditioning?

What a great turn out we had for the October 25, 2016 Board Meeting. I want to encourage everyone to keep attending these meetings because it helps the Board to get feedback, and it also informs the residents of committee activities and business items that need to be addressed and voted on.

Getting back to business items. The Candidate Packets for anyone intending to run for a seat on the Board of Directors will be available in the office starting on November 28th ending on Dec. 9, 2016. My last article stated the ending date was Dec. 15th, and I am sorry for the error.

The October Newsletter has a copy of the Rule Change Procedure, worked on by the Documents and Task Force committees. We encourage you to look at and respond to any changes you feel would improve this procedure. Comments can be sent to the office and will be directed to the Documents and Task Force Committees for further review. It is the intent of this procedure to keep everyone informed of changes in rules, policies etc. your comments will be greatly appreciated.

Let's keep working together, remember we are all partners in this great community called Riverview Resort.

TREASURER REPORT

By Karen Schlichte

You will find my report and my comments in the Board minutes of October 25th.

RECYCLING

By Karen Schlichte

Well here we go again. With the winter months comes a full house of residents and our garbage becomes a problem. Needless to say we only have one recycle drop for the entire resort. Please break down your cardboard boxes of all sizes, this will help. In my house I have more recycling than garbage, as it should be. Also do not place your recycle in plastic bags, leave it loose or they will treat it as garbage and your work to recycle will be for nothing. When you have shredder paper you do leave it in a bag but leave the bag open when putting it in the bin, that way they can see its paper. I continue to see cardboard boxes in the bin for your yard and large item garbage. Those do recycle but you must break the boxes down. Place your aluminum cans in the proper bin, the money received from the sale goes to the Pro Shop Committee and funds go back into the golf course. As owners in Riverview Resort we all own that golf course! Please do your part.

ADMIN REPORT

By Jennifer Myers

We are gearing up for another great season! The weather is beautiful and as more and more are returning, things are getting quite busy!

As we are getting busier, please be mindful of the walkers whether you're driving a vehicle or a golf cart. And if you're a walker, and walk when it's dark out, please carry a flashlight and wear light colored clothing so it's easier for the drivers to see you. Remember, safety first.

If you're going to have any work done on your unit or lot, please be considerate and notify your neighbors. This includes construction work, landscaping, tree trimming, etc. Also, remember ANY work you do outside your unit, requires an ACC application be submitted and approved before you begin any work. This includes landscaping. If you have any questions as to whether an ACC application is needed, please see the office.

Since we have had several issues with the US mail this summer, if you're mailing anything to the office, please make sure you put "ATTN: OFFICE" on the envelope, either in the address or as an "attention to:" Some articles of mail have been returned recently stating insufficient address.

The cutoff date for the gate remotes will be December 1, 2016. On this date, the old gate remotes will no longer work and a new gate remote will be required to enter the resort after dark. IF you do not purchase a new gate remote, and enter after dark, and the safety officer is on patrol, you can call the officer and they will come open the gate for you. You will have to wait for them to come back to the gate in that situation. Keep in mind that the

new gate remotes do not have the range that the old ones had. You have to be closer to the gate before it will open. You may have to push the button on your remote a few times before it will open.

Also, if you haven't done so already, please bring your vehicle registration and current driver's license to the office to receive your new sticker. Gate personnel will also be reminding you if haven't received the new sticker yet.

We are currently working on the budget for 2017. You will be notified if there are any changes in the monthly assessment, just as soon as it is completed. Be sure to check your in-house box for the info.

Welcome back and let's have a great year!!!

STEPHANIE'S REPORT

Get Well Wishes To:

Margaret Myers..... Lot#509

Gary Reinbolt..... Lot#459

Joyce Seid Lot#102

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

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

Thanks again to the residents for their donations

#10 Ward, Rick & Connie, #30 Holbrook, Nick & Glenda #272 Brown, Bill & Maggie #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry all donated to the candy & popcorn fund for the counter.

WELCOME TO RIVERVIEW

By Joanne and Tony Winder

There will be a party to welcome new people to the Resort. It will be on Wednesday, December 14th at 4 p.m. in the Pro Shop lounge. New owners and renters are welcome. Food, soda and water will be provided by the "Welcome to Riverview Club". There will be great door prizes! Please BYOB.

FYI

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

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

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

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

ELECTION COMMITTEE NEWS

By Kathy Holmes Co-Chairperson Election Committee

This year there will be three (3) seats available on the Board of Directors. So now is the time to make that decision to run for a seat! With that in mind you can pick up and/or drop off your Candidate Packets beginning November 28th through December 9th during normal business hours. The packets **must** be returned by 4:00pm on December 14th! Be aware this schedule is different from years past as the period to pick up and drop off runs continuously.

Any questions call the office at 928-758-5950 or contact Mary Erickson at 801-809-1166.

ELECTRONIC VOTING

By Kathy Holmes Co-Chairperson Election Committee

Electronic voting will be available again this year. If you would like to vote electronically please make sure Stephanie has your current email address on file. Also, if you need more information concerning electronic voting please contact Stephanie in the office. Paper ballots will, of course, be available for those not comfortable voting online.

RACQUET CLUB NEWS

By Gayle Montgomery

MARK YOUR CALENDAR: the annual Pearl Harbor breakfast. Date: Saturday - December 3. **WHERE:** RVRV Ballroom. **TIME:** 7 to 10 AM. **COST:** \$6.00. The Racquet club sponsors this breakfast every year, it has two purposes. One – To remember, the date Dec. 7 1941, known as a day of infamy and to honor those world war II veterans who survived the day and those who did not return . Two – It is the Riverview Racquet Clubs ONLY fund raiser. We use these funds to purchase the tennis and pickleballs we use daily on the courts and to provide small pins for the winners of our tournaments. Tickets will be sold in the club house on Tuesdays and Thursdays, in the afternoon. The menu is much like last year; breakfast casserole, homemade sweet bread, fruit, coffee & juice. Don't forget – no need to cook breakfast on Saturday December 3rd. Come down and join us for breakfast.

The Riverview Racquet Club members are getting back into the swing of things. Old members and many new members are meeting on both the tennis courts and pickleball courts as early as 7:00 a.m. Monday through Saturday for that 1st game of the day. The AM time slot is considered open play for all, so come-on down. Then at 9 AM the residents must sign up for court time. Come down and join us.

Lessons will be starting soon [perhaps by the time this goes to print they will have begun] in both tennis and pickle ball. All levels are encouraged to participate. We are so fortunate to have excellent instructors, people who are experts in each of the sports and who can provide you with the basics or a refresher in how to serve or improve your backhand or if you want to try something new - learn the rules. Come down to the courts and join us – we have fun while learning or improving our skills. If interested check the bulletin boards at each court for the times and days of the lessons. Both sports provide an excellent workout and provide more fun than you've had in a long time.

It's time to pay your dues, Racquet Club Members. The cost is the same as last year; \$15. You may pay the dues money to either Dianna Engen or Marilyn Ehret. PLEASE put the money in an envelope with your name on the outside of the envelope. This helps Dianna and Marilyn keep it straight who has paid.

The clubs new president, Ken Nash, has set up for the Racquet Club something kinda cool – it's a Facebook page! The name of the page is: Riverview RV Racquet Club. Check it out. We post some fun photos and share information about upcoming events.

Hope to see you all down on the courts – let's get moving.

BOWLING NEWS

By Allen Stewart

Hello Riverview RV Bowlers, We're only two weeks into the season so there isn't too much to report. We have 16 teams this year and still need two or three people to fill out all of the teams. Here are a few highlights so far:

Phyllis Wilburn 645 handicap series

Linda Sullins 191 scratch game and 640 handicap series, Debbie Evans 187 scratch game, Bill Steele 225 scratch game, Steve Jones 215 scratch game and 654 handicap series, Ron Stone picked up 4-6 split, Larry Woll picked up the 4-7-10 split

We bowl on Mondays at 10:00am Arizona time at the Riverside Lanes. If you are interested in bowling on a team, or being a substitute please come to the lanes or contact the following:

Bobbi 801 518-3422

Mel 928 704-6649, Allen 970 275-8954

STRETCH AND TONE

By Jan Werra

Regularly scheduled Stretch and Tone sessions will begin Monday, November 14th. We meet every Monday, Wednesday, and Friday from 8AM - 9AM in the exercise room at the Pro Shop Lounge.

Wear loose-fitting clothes, and come and join us for an all-body muscle stretch. Results include toned muscles, physical flexibility, fitness, and improved balance.

Everything you need for the sessions will be provided.

LET'S GET TOGETHER & PLAY PAN

By Sandy Stewart 970 275-9686

Hello card players. Have you ever heard of or played Pan? We're playing on Monday nights at 6:00pm in the back of the billiards room. If you don't know how - not a problem - we're there to teach you. You can play as you learn. Pan players are a happy friendly group and we would like to have you come and join us. If you have any questions, call Sandy on 970 275-9686.

BAKE SALE!!

By Traci Dahle

It's that time of year again. For those of you who are new we have an annual Bake sale during the craft fair. We have anyone that wants to donate any type of baked goods to our table then we sell them and make money for the Golf Course. We have all kinds of baked goods like Large and Small loafs of regular and special breads. Rolls, Cookies, cakes, candies, muffins, pies, brownies and other special kinds of homemade goodies.

You can wrap them in plastic wrap, put them in plastic zip lock bags or ties, put them on plates and cover them. We will have some stuff at the bake sale to wrap and mark prices on them unless you have a special price you think they should go for.

We appreciate anyone that can bake and donate to our bake sale. We also appreciate all you people that come and purchase all the wonderful items that are home made.

Thanks in advance for all your help, hope to see your there. Just drop them off around

8 A.M. and if that won't work for you bring them to my house the night before.

Traci Dahle #413 Call or Text me at: 801-971-3035

ACTIVITIES

By Linda Sommerville – Committee Chair

Welcome back, Welcome back, Welcome back!! Hope all the new owners are settling in and making new friends and for those returning to the resort after the summer months hope you are enjoying catching up with your friends. For those that stay here all summer the quiet place you've been enjoying will be crazy again for a while. We hope all have a great time this season whatever interests you may have.

Updates for November activities- first off there is no paid reserved seating dances in November but we do have, what we hope, will be a great list of Grand Room Activities scheduled during the Month. November 5th – Strangers, November 12 –Top Shelf, November 19 – Retrospect and November 26 – Class Act. See calendar included with menu items for the weekly Social Hours.

Happenings in November:

Wednesday, November 2 – Line Dancing is back!! 9:30 – 11:30 AM

Saturday, November 5 – Patio Sale – 8 am – 1pm in park open to outside shoppers beginning at 9 am. Sign-up sheet is located in lobby. Donations for Crisis Center will be picked up beginning at 2PM for items left on sidewalks in front of lot. Can also deliver after 2pm to parking outside of tennis courts

Monday, November 7th – Karaoke every Monday night from 5:00 – 7:00 pm

Friday, November 11 at 11AM – Veterans Day Recognition – sign-up sheet located in lobby. This is an inspiring yearly event where all of our resident Veterans are recognized for the service. There is a sign-up sheet outside of the Great Room where you can provide your name and share what Military branch you served. If you just want to share in this well-deserved recognition all are welcome to attend.

Saturday, November 12 – Annual Craft Fair – 9am to 1pm. Donuts and coffee will be available when open and hot dogs, chips and drinks later. Table rental interest? Please contact Maggie Brown or Nelda Garcia. On display will be items for sale from crafters from our resort and also tables are rented by crafters from the area. There is also the annual bake sale to benefit the golf course with all goods donated by in park residents.

Thursday, November 24 - Annual Thanksgiving Pot Luck Dinner in Grand Room – sign-up sheet will be available as of November 7th. Social Hour 1 -2 and dinner served at 2pm. Cost (along with a dish to pass) is \$3 per person. It is asked that your dish to pass be enough for a large group. The \$3 cost will cover the turkeys, gravy, dressing and mashed potatoes. Sign-up sheets will be in place by Monday, November 7th.

We are a group of volunteers who work very hard to provide a good time for Riverview Resort residents. If you can please join in – it's a great way to meet people and have lots of fun.

Hope to see you out there

CHRISTMAS CART PARADE

December 11th

By Traci Dahle

Set your calendars for the annual Christmas cart parade Sunday December 11th. Please mark your calendars and plan on enjoying the Parade please stay home and enjoy it from your front porch or a chair out on the road. There are usually 20-30 golf carts in the parade. We throw candy have music and have a lot joyful people to start your Holiday season. Anyone can join in on the parade, plan on decorating your golf carts, ATV's, bikes if you can ride that far, it is just a free for all on how you want to decorate so plan on being there. We will have some prizes for some of the different carts this year. I won't tell you the categories just have fun decorating.

So please stay home and watch and listen for us to enter into your neighborhood. We start at 3:00 P.M. at the pro shop and work our way north starting on Saipan as we finish we end on Jacarta going back to the pro shop it takes about 1-2 hours. We have a dinner/pot luck after the parade for those of you in the parade. We will provide a main meat dish so bring your dish to share before we start and 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.

There is a sign-up sheet in the club house, please sign up so we know approximately how many people will be there. If you forget to sign up don't think you can't join in on the fun, just show up. If you have any questions contact me. Someone mentioned the parade is too full, can they still come. It is never too full the more the merrier. If you forget to sign up still come, call or text me if you get a chance but still come. See you then.

Traci Dahle 801-971-3035

CHRISTMAS LIGHTS

By Ken and Traci Dahle #413

We are hanging Christmas lights Sunday November 27th, which is the Sunday after Thanksgiving. We all meet at the Pro shop and then start moving towards the club house.

We decorate with lights at the Pro shop, the Guard shack and the Club house. We will have garland and bulbs to do down the stair ways around the club house. We appreciate anyone that can come and help. If you have a

ladder please bring it along. We will start at 1:00 in the afternoon so it's warmed up and for us church goers we will be back by then. Football fans Seattle doesn't play until 2 PM, so come for the first hour, Arizona plays at 11 AM so it will still be going on, and Minnesota plays the day before and Denver at 2:30 PM, so we should be able to get your help for a while.

Hope to see you there. Thanks in advance.

Any question call or text 801-971-3035

OCTOBER COMMITTEE

I want to thank everyone who worked on our committee this October; we really appreciate all your hard work. The decorations look great and we have enjoyed working with all of you, Jerry and Patty Fry, Roger and Lynn Ensinger, Dean and Ema Lee McDaniels, Tom and Loraine Woods, Steve and Barbara James, Arlene McLaughlin, Mary Bland, Joyce Ducham, Gwen Horton, Gail Lozier, Verril and Shirlene, Diane Osborn, Dean Willson.

Working on a monthly committee is a lot of work but you get the chance to meet new people in the park, so if anyone gets a chance sign up for a month this season, there are sign up cards on a board just as you enter the grand room.

Thanks to you all, Ken and Traci Dahle #413

We are all "volunteers"

It's most unfortunate that we have people out there that think we are all professional, servers, chefs, janitors and entertainers. I have heard more complaining about how food tasted or how it was cold or how the Hillshire Polish sausages were these tasteless little hot dogs. Then there's the complaining about what time we do 50/50. Don't buy any if you need to be home by 7:00, because God forbid you stay 15 more minutes. I've heard complaining coming from the dog park, men's day, poker. You are all adults acting like Goldilocks, and if it isn't "just right" you don't need to make everyone uncomfortable while complaining about it. What happened to if you can't say something nice then don't say anything at all. It's hard to get VOLUNTEERS, and that's what we all are "VOLUNTEERS" who spend our time shopping, cooking, cleaning selling tickets, to try to make our Social Hours and Dances fun for the park, and to listen to all the petty remarks that have been made this past month has made it a tough one. If you don't like what we do, then stay home and don't bother coming. And this isn't just for Social hour, it's for all the other volunteers in the park, if you don't like what they are doing then instead of bitching about it, volunteer and do it yourself and prove how you can do a better job!!

PRO SHOP COMMITTEE

By Linda Hixon

Thanks for everyone's support of our first BBQ of the season. We had 208 people in attendance. Your participation helps our committee accomplish a variety of projects on your golf course. Our next meeting will be Friday, November 4th at 1:00 pm at the Pro Shop. We invite any interested residents to attend. Our next BBQ will be November 18th at 11:30 at the Pro Shop. Mark your calendars! The craft fair on November 12th will have a bake sale with proceeds coming to the Pro Shop Committee. We have great cooks in the park so come ready to pick up some treats and once again, help your golf course.

The holidays are quickly approaching and if you are looking for a great gift for friends and family, you need the Riverview Cook Book. Superb recipes from our very own residents. An excellent gift for \$10.00 and you don't have to drive around town looking for a gift. Available at the Pro Shop daily and on Tuesday and Thursday when we are selling BBQ tickets in the shuffleboard area.

Remember the Stars & Stripes Glow Ball Tournament on November 4th!!

RIVERVIEW GOLF ASSOCIATION

By Chuck Watson

Once again it is the time of year to join in the fun times by joining your golf association.

This year there will be a lunch provided on the 1st & 3rd Thursdays following the weekly mixed scramble. The first lunch will be held on November 3, 2016

Also beginning this season there will be a Hot Dog Stand set up on the 6th Tee Box on the 2nd Thursday of the month. Cost to be determined

This year we will run the lunches and the hot dog stand with the help of volunteers, a sign-up sheet will be posted in the Pro-Shop Lounge area beginning the last week of October, please sign up if you would like to help serving lunch or attending to the Hot Dog stand.

Lunch Schedule:

Nov. 3rd..... Pizza & Salad

Nov. 10th..... Hot Dog & Beverage

Nov. 17th..... Chicken & Potato Salad

Your Golf Association Committee:

President..... Chuck Watson (Brenda)

Vice President..... Mike Ritz (Debbie)

Treasurer..... Phyllis Wilburn

Recording Secretary..... Betty Sedgwick

STARS & STRIPES GOLF TOURNAMENT

By Les Grosz

There is still time to sign up for the "Stars & Stripes" Glow Ball golf tournament to be held on Friday, Nov. 4. This is a cart path fund raiser. If you drive past the golf course and see how nice the hill looks with the new concrete path on Hole # 3... you are seeing your donations at work.

Let's keep this project moving...so please stop in at the Pro Shop to sign up to golf or to purchase your dinner ticket. It always promises to be a night of excitement and fun with door prizes and putting, chipping, a floating hole in one contests. Don't forget to decorate your golf cart and show off your red, white, & blue spirit. See the Pro shop or call Les Grosz at (701)880-1957 for more details.

YUMA THREE DAY TOUR

By Sandy Heldt

January 25 - 27, 2017.

We will depart from Riverview RV Resort early morning as we head to Yuma, AZ, on a tour that will be full of history, experience firsthand the 3 billion farming industry, a tour of the US Army Yuma Proving Grounds, Yuma Territorial prison, the Merle Haggard Tribute dinner show, and also a visit to Algodones, Mexico. 2 nights lodging, all rooms overlook lush courtyard area with oversized pool and Jacuzzi, nestled among fruit trees and flowers. All rooms have microwave, refrigerator, coffee maker, hair dryer and flat screen TV.

Also included is full hot breakfast buffet daily, evening refreshments (comp. beer, wine, and spirits with appetizers 5-7) and internet access. Included in your price is motor coach transportation, 2 nights lodging, all tours and admissions, 2 lunches, 2 breakfasts, and 1 dinner. Price is \$389.00 per person based on two people sharing a room.

For questions or to make reservations please call Stan or Sandy Heldt at 612-616-9024 or 952-657-2169. Selling of seats will start on November 1 in the mail room from 1 to 3 PM.

MOVING TO MUSIC

By Doreen Hansen / Teresa Simmons

Join us on every Monday, Wednesday, and Friday at 3:00 in the Grand Room for half an hour (ish) of moving to some great DVDs geared towards our age and abilities. It's a good cardio workout with a lower intensity. We have a great selection so we can change things up as we choose and keep this interesting!

Bring water, comfortable shoes, hand weights (but only if you really want to) and your sense of humor! Hope to see you there!

RCCTP NEWS

By Doreen Hansen

“The Masked Canary,” written by Tim Kelly, is a riotous melodrama fraught with a dastardly villain, a damsel in distress, blackmail, and the age-old lesson to be learned that Crime Does Not Pay.

Join us for a trip back to 1880s Tombstone, Arizona to the home of Amanda Goodsort (played by one of our residents, Doreen Hansen) and The Lucky Cuss Saloon with its diverse and highly entertaining assortment of patrons.

Performance dates are November 11, 12, 17, 18 at 7:00 and November 13, 19 at 2:00 - TWO matinees!! Tickets are \$10.00 each. Doreen will have tickets available at the park, or call Susann at 928-758-4321 or Nancy at 928-542-8064.

LION'S CLUB

By Doreen Hansen

Looking for something to do with those old glasses? The Lion's Club collects and donates used glasses. Donated glasses are delivered to regional Lions Eyeglass Recycling Centers where volunteers clean, sort by prescription strength, and package the glasses. Recycled glasses are distributed to people in need in low and middle income communities where they will have the greatest impact.

Donate glasses and change someone's life. Thank you.

Pending Bod Approval

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, October 25, 2016

By Nancy Willson, Association Secretary.

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

Present at the meeting:

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

Jennifer Myers, Administrator

85 Association members were in attendance.

Board Update/Comments:

Ed McKeon stated Board Meetings are to be handled in a business-like manner, keep it civil and let's be courteous. Everyone has personal opinions and sometimes they do not have all the facts of a decision.

Gerry Hartman stated remarks should not identify or address any employees or directors by name.

Karen Schlichte thanked the volunteers and Keith Tarizan for attending the 2017 budget process. She invited all to attend this meeting.

John Montgomery suggested you evaluate your opinion before 'firing off'.

Nancy Willson reminded everyone employee salaries and work history is confidential. If you have issues use the Residential Comments Form.

Comments to the Board:

Doreen Hanson, Lot 47, had multiple issues with the operation of the Park and the Board of Directors.

Jill Kohler, Lot 4, re-iterated Doreen's issues. Ed McKeon stated this was not to be resolved in a Regular Board Meeting. They can either request a Special Board Workshop or address each individual issue with a Comments Form or a letter to the Board.

Rolane Handy, Lot 179, suggested we look into the mail delivery service and questioned if you get a response on all Resident Comment Forms. Jennifer stated all Comments Forms receive a response.

Vic Sucher, Lot 53, reminded everyone we have a process in place to handle changes to all Riverview policies and rules.

Correspondence

None

Administrators Report

This summer was a very busy summer. Along with the routine maintenance and projects such as palm tree trimming, a few of the other projects were: the crack sealing and seal coating of the roads, thank you all for your patience, pool deck, tee box renovation on #4 & 5, converting to a new gate remote system, and converting to a new HOA software system. In the future, each resident will be able to go online and change any information regarding your own account, such as updating your phone number and address and checking the balance on your account. We will let you know when we get to that phase implemented.

The Gold Rush Road project was supposed to have been completed by now, but apparently, they ran into delays. The last email I received on Sept. 27th from the city engineering dept. stated, "We have started the field work this week with in house staff. You should be seeing some activity including periodic road closures on Gold Rush going south. It will take staff 30-60 days to finish the construction work that in house staff can do and then contractor will need another 60 days or so to do their part. Good news is we are in construction mode." So, it seems worst case scenario it will be completed the end of January.

If you haven't already, please bring your vehicle registration and driver's license to the office. Your registration is required in order to receive your new sticker and we need updated copies of your driver's license in order to stay 55+ compliant. We are asking that you fill out a new Resident Contact Information form as well. Updated information is vital in case of an emergency.

I would like to introduce two new employees. Susie is assisting us at the front desk during the season to help with the day to day operations while Steph is working on more in depth items such as governing documents, Caliber software implementation conversion. No, Stephanie is not going anywhere anytime soon. Keith is now in the finance office. Unfortunately, he came in during the Caliber conversion and has been a real trooper in getting things done. Please make them feel welcome to the Riverview family.

Welcome back and let's have a great season!

Treasurer's Report

Our September end of month reports didn't do a lot of changing. HOA income, administrative expenses grounds care and maintenance stayed about the same as last month. Personnel expenses and utilities also stayed about the same. From this point until the end of the year we will start comparing our budgeted amount for the end of year. We were able to take the last half of the road repair, \$44,077, from operations rather than the reserve.

Reserve balance is \$655,569, Keith, our administrative assistant and bookkeeper, spent quite a bit of time and found an error when going from our Tops program to Caliber and this is the correct ending total. This includes our monthly assessment of \$14,637 and quarterly interest on CD's of \$912 and only one payment was taken out and that was the \$1,844 for golf course equipment was the only activity on this account.

The golf course was closed for half of the month for reseeded so that did reflect on our annual budget on most accounts. We have the two and a half months to make up our annual budget. The golf course looks wonderful and I have heard some great compliments about the play. At this time of year the course was supposed to show a \$106,929 loss but it's only at \$56,821.

The RV storage continues to hold its own. The committee for this has some work to do and could use some more help so please consider signing up for the committee. There has been no cost increase or anything else since it was built.

Committee Reports

Dean Willson, Lot 247, Chairman Landscape & Maintenance stated the next meeting is November 7, 2016 at 10AM in the Proshop. We are looking for volunteers to be on the committee.

Linda Hixon, Lot 636, Chairman Proshop stated a concrete cart path was installed on hill #3 for \$9,000 being paid by the Pro Shop committee. Next BBQ is Friday October 28, 2016. Pro Shop Committee is sponsoring a Glow Ball tournament on November 4, 2016. Please sign up at the Pro Shop for a fun time.

Traci Dahle, Lot 413, presented Linda Sommerville's (Chairman Activities Committee) report. November 5, 2016 is the Patio Sale from 8am to 1pm. Sign-up sheet is in the Club House lobby. Donations for the Crisis Center will be picked up beginning at 2pm November 5. Leave items on the sidewalk in front of your lot or deliver them to the parking area outside the tennis courts. November 11 is Veterans Day Recognition – sign up in the lobby. November 12 is Annual Craft Fair 9am to 1pm. Contact Maggie Brown or Nelda Garcia for details. November 24 is Annual Thanksgiving Pot Luck dinner in the Grand Room. Social Hour 1-2 dinner served at 2pm.

Carol Johnson, Lot 94, Chairman Safety stated they did not have a meeting this month. Keep Safe.

Approval of the Agenda:

John Montgomery moved to approve the agenda seconded by Nancy Willson. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

16.10.01 Assign Members to Various Committees

Minutes of April 12, 2016 Regular Board Meeting

Nancy Willson moved and Karen Schlichte seconded the approval of the Consent Agenda. Motion passed unanimously.

Unfinished Business:

None

New Business:

Agenda Item #16.10.02 Karen Schlichte moved and Nancy Willson seconded to appoint a new Director. Nancy Willson stated we have three interested candidates. John Montgomery nominated J.J. Smith. Karen Schlichte recommended tabling this for a month to see if we have more interested parties. Karen Schlichte moved to table Nancy Willson seconded. Item tabled.

Agenda Item #16.10.03 John Montgomery moved and Gerry Hartman seconded to appoint a new Board Secretary. Nancy Willson volunteered to be the Secretary for 40 days. Nancy was unanimously approved as temporary Secretary.

Agenda Item #16.10.04 Karen Schlichte moved and Nancy Willson seconded to approve the allowing a non-residing owner extra gate openers. Motion failed unanimously.

Agenda Item 16.10.05 John Montgomery moved and Nancy Willson seconded to remove dead tree and replace it at Riverview expense. John Montgomery amended and Nancy Willson seconded to approve the removal of the tree only at Riverview expense. Motions as amended passed with Gerry Hartman opposing.

Agenda Item 16.10.06 Karen Schlichte moved and Nancy Willson seconded to approve updating of Policies and Forms. After some discussion it was decided to table this item and allow the Task Force to review the documents. Also copies of the recommended changes are available at the office. Karen Schlichte moved and Nancy Willson moved to table. Item tabled.

Agenda Item 16.10.07 Nancy Willson moved and John Montgomery seconded to add Keith Tarzian as a user for all bank accounts, including CD's and money market accounts. Keith Tarzian is the new Administrator Assistant and Accountant for Riverview. Motion passed unanimously

Agenda Item 16.10.08 Gerry Hartman moved and Nancy Willson seconded to skin the palm trees in the pool area for a cost not to exceed \$3,000. During the discussion it was recommended our staff do the work. John Montgomery amended and Nancy Willson seconded to have our staff do the skinning as work load permits to a height without the need of a ladder. Motion as amended passed with Nancy Willson and Karen Schlichte opposing.

Agenda Item 16.10.09 Nancy Willson moved and John Montgomery seconded to approve transferring of 'Cash for Cans' from Activities Committee to Pro Shop Committee Motion passed unanimously.

Agenda Item 16.10.10 Nancy Willson moved and Karen Schlichte seconded to approve the review and comments for the Rules Change Procedure for a period of 30 days from the date of this meeting. Motion passed unanimously.

Director's Comments:

Karen Schlichte, Treasurer. Well it's that time of year again when we start working on the budget for 2017. Thanks to the two volunteers for the Finance Committee that came on board we have not only started the process but we did the audit for several summer months. Thanks to Keith, our new administrative assistant had his work cut out for him with the conversion problems we were facing. He is doing a great job in clearing up the accounts. They are in balance when adding all the cost centers together but not in balance with separating them. It's been a real challenge. There will be a budget workshop with the Finance Committee and the Board of Directors in early November and the approval of the 2017 budget at the November Board meeting. Look for the posting for the workshop meetings.

Executive Session:

Adjourned to Executive session at 10:30.

Adjournment:

Nancy Willson moved and Karen Schlichte seconded, to adjourn the meeting at 12:30pm. The meeting was adjourned.

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

for PERIOD: **September 1, 2016 to September 30, 2016**

	September Year to Date	Budget Year to Date	Variance with Budget
OPERATING REVENUE			
Operations Assessment	\$1,011,055.00	\$997,407.00	\$13,648.00
HOA Service Fees & Other Revenue	\$61,457.17	\$44,333.20	\$17,123.97
RV Storage Rental & Other Fees	\$10,888.02	\$10,710.00	\$178.02
Resident Golf Course Fees	\$68,028.52	\$67,574.97	\$453.55
Non-Resident Golf Course Fees	\$43,922.31	\$47,549.88	(\$3,627.57)
Golf Course Pro Shop Sales	\$3,923.90	\$4,500.00	-\$576.10
Miscellaneous Golf Course Revenue	\$1,398.50	\$1,856.25	-\$457.75
TOTAL HOA RV Strg REVENUE	\$1,083,400.19	\$1,052,450.20	\$30,949.99
TOTAL GOLF COURSE REVENUE	\$117,273.23	\$121,481.10	-\$4,207.87
TOTAL OPERATING REVENUE	\$1,200,673.42	\$1,173,931.30	\$26,742.12
OPERATING EXPENSES			
HOA Personnel Expenses	\$361,628.51	\$343,874.34	\$17,754.17
GC Personnel Expenses	\$112,116.28	\$114,832.44	-\$2,716.16
HOA Utilities	\$400,934.58	\$461,999.88	-\$61,065.30
GC Utilities	\$47,880.96	\$40,837.41	\$7,043.55
HOA Grounds Care	\$22,547.01	\$29,750.03	-\$7,203.02
GC Grounds Care	\$39,459.25	\$38,149.97	\$1,309.28
HOA Facility Maintenance	\$27,937.85	\$34,049.97	-\$6,112.12
GC Facility Maintenance	\$13,823.53	\$10,575.09	\$3,248.44
RV Storage Facility Maintenance	\$699.80	\$749.97	-\$50.17
Recreation Supplies & Maint.	\$16,820.42	\$16,874.91	-\$54.49
HOA New Assets/Projects	\$49,163.37	\$2,774.97	\$46,388.40
GC New Assets/Projects	\$2,246.69	\$0.00	\$2,246.69
HOA Administration	\$71,630.27	\$70,421.31	\$1,208.96
GC Administration	\$21,489.98	\$21,389.94	\$100.04
HOA Member Programs	\$562.50	\$600.03	-\$37.53
Pro Shop Goods	\$1,548.50	\$2,625.03	-\$1,076.53
TOTAL HOA/RV Strg EXPENSES	\$951,924.31	\$961,095.41	-\$9,171.10
TOTAL GOLF COURSE EXPENSES	\$238,565.19	\$228,409.88	\$10,155.31
TOTAL OPERATING EXPENSES	\$1,190,489.50	\$1,189,505.29	\$984.21
ALLOCATION of ASSESSMENT:			
Operations Assessment	\$1,011,055.00	\$997,407.00	\$13,648.00
Net HOA/RV Strg Operations	(\$879,579.12)	(\$906,052.21)	\$26,473.09
Net Golfing Operations	(\$121,291.96)	(\$106,928.78)	(\$14,363.18)
NET OPERATIONS GAIN or (LOSS)	\$10,183.92	(\$15,573.99)	\$25,757.91
RESERVE FUND:			
Reserve Assessment	\$131,733.00	\$131,733.00	\$0.00
Reserve Other Income	\$3,721.41	\$2,999.97	\$721.44
Reserve Expenses	\$122,728.32	\$107,640.09	\$15,088.23
NET RESERVE GAIN or (LOSS)	\$12,726.09	\$27,092.88	(\$14,366.79)
RESERVE BALANCE:	\$655,569		

Please note that this report is a compilation of actual association revenue and expenses.

It does not include the accounting entries of depreciation because revenue is not expended for this accounting entry.