

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](http://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 7<sup>th</sup>, "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 7<sup>th</sup> 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.