

PENDING BOD APPROVAL

Riverview Resort Owners Association

Regular Board Meeting Minutes

Tuesday, November 11, 2015

Leo McMann called the meeting to order at 09:00 AM.

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

Boyd Kraemer, Administrator.

54 Association members.

Introduction of new Administrator. Boyd Kraemer was introduced as our new Riverview Administrator. Boyd stated he is pleased to be here and looking forward to all the duties of the position.

Board Update/Comments:

Leo McMann noted there will be no ACC meeting or approvals of request on December 1 & 29, 2015 and January 5, 2016. The Friday prior to these dates the Riverview Office will be closed.

Ed McKeon said we received notice of cancellation from our Insurance. The Insurance company noted we are sponsoring Bus Trips, Happy Hours and Desert runs. Apparently they read our Web Site and determined we had insurance issues. Ed warned everyone we need to be very careful on the 'verbiage' we use in posting articles on the Web Site. We do not sponsor Bus Trips, Happy Hour should be referred to as Social Hour. Leo McMann noted we should be careful in the use of the word "Security"- we are a gated community and do not provide security like the City police force provides.

Comments to the Board:

Donna Cohoon expressed her concerns with the construction debris on Lot 397.

Jim Runkle, Lot 574, stated non-residents are still having a problem getting admittance to the Resort for Sunday Services. The Board will look into the problem..

Steve James, Lot 359, discussed the parking problem in the park. He received a parking violation. He noted many people violate our parking rule. He suggested owners be contacted first before getting a violation notice. The Board will look into the problem.

Jill Kohler, Lot 4, wanted to know where people can park. Gerry Hartman stated you can get a guest pass.

Correspondence:

Letter from Phyllis Wilburn concerning the \$1.00 per page fee for faxing was excessive. The Board will look into the problem.

Reports:

Administrator Boyd Kraemer reported:

Sorry about modem problems. The staff is working on the issues.

Treasurer Report reported by Karen Schlichte.

October month end report for HOA is as follows. Our over budget income remains the same as last month as does our under budget for personnel expenses. The utilities remains under budget because it looks like we are running one month behind on getting the bills in time to be included in the month end on water, sewer, electricity and natural gas. This will cause a delay in our year end closing of the books. The good news is that there is money available to take care of the twelve month payments, and we will be under budget on our utilities.

Grounds care is over budget because of our contracting out the trimming of the trees, we made this overage

up with maintenance being under budget by one man. The rest of the accounts look okay.

Our Reserve balance is \$674,589. Adding our monthly assessment and investment interest of \$11,459 and the monthly payments of \$2,616 for the golf course equipment and \$1,844 for the Bobcat payment was the activity on this account.

The golf course was closed part of October but the income over budget remains the same as last reported. Utilities were over budget for water because of the over seeding process. The grounds care remains the same as last month, the rest of the accounts look good. I am hoping now that the golf course is open we will pick up our income.

RV storage: Other than payments being made there was one bill to Hazelwood for repairing the chain on the gate for \$191.87. Balance in the checking account is \$21,507.

Budget 2016

The staff and our Administrator have been working on the budget for next year and the Finance Committee and the the two Board Liaisons, Ed McKean and myself have been reviewing it. At the Board meeting today it is on the agenda for approval. Part of the process was to review our Reserve study. This was done by Ed McKean during the summer months with the help of the office staff who provided the list of assets. Before our Reserve study was done by outside companies but it was brought to the attention that it was outdated. Wow, that was an understatement. Updating our equipment that has been purchased the last couple of years, including the golf course equipment, the Bobcat, the new roof, pickle ball court, new exercise equipment, Smart car, road repairs, water lines and water service lines and our sewer all were included in this update. The program Ed used totals up the assets and to be funded properly we need to be 85% of the total amount of our assets. That being said our Reserve balance should be at \$1,080,785.75. By years end it was estimated our balance would be \$634,000 which would make us at 58.66% vested. This is not a pretty picture.

The association received a letter from Suddenlink, our cable TV provider that they were raising our rates \$1,398 per month for a FCC surcharge by the local broadcasting TV stations plus a 5% increase of our monthly fee plus the tax. This will increase our payment by about \$15,000 per year. Then at the last Board meeting it was voted to run the pond fountains from 9:00 in the morning to 9:00 at night at the golf course. All utilities usually increase by about 5% a year and staff wages increase about 3% a year. There will be some salary adjustments made to bring some of the staff up to local wages. All these things are taken into consideration when putting our 2016 budget together. I hope this helps you understand our process. The budget worksheet has been posted to our Riverview website for your review.

Committee Reports

Ken Dahle, Lot 424, ProShop Committee:

Our October BBQ was another great success with 200 people attending and bringing in \$727.00 profit for cart paths. We 3-50/50 winners worth approx \$40.00 each. The ever popular "Putt Off" with 5 winners. Thanks to all the volunteers who make this fun and successful. The "Hollywood Nights" night golf was another fun and successful fund raiser bringing in \$1,800.00 for our cart paths. A BIG thanks to Clyde & Lez Grosz and crew for all their hard work. The Pro Shop Committee ask the HOA and Activities Committee to purchase some new chairs for the Pro Shop Lounge for replacement of broken chairs and both agreed and are on order. Jerry Fry and Chuck Watson and their volunteers (Brian Graham our greens keeper) is also involved and starting on re-doing the golf cart paths with Decomposed Granite, and are filling in low areas and pot holes with road base so they can begin putting down the granite, thanks Jerry and crew for your hard work. We are still taking donations for this project. John and Gail Montgomery has offered to donate new, professional hitting pads for our practice net. The Pro Shop Committee voted to buy material for the frames and Clyde Grosz and other committee members will build the frames and do the preparation.

The Bake Sale made \$575.00 for the Proshop last Saturday Thanks to all those great bakers out there. Our next BBQ is scheduled for November 20th.

Carol Johnson, Lot 94,

Finance Committee. It has been a pleasant experience working on the budget this year with the Board and Staff.

Safety Committee - looking into a program where residents can acquire name badges – safe driving class is being offered on December 2 from 9:00 – 1:15 at the Senior Center. Another call will be offered in February.

We had our first meeting for the fall on 2 November 2015 with three members, our Liaison Traci Dahle along with Head of Maintenance, John Core and a visitor Lyman Henderson (189).

Dean Willson, Lot 247, Landscape and maintenance Committee

We thank our BOD, Park Administration and Park Maintenance for completing a number of improvements this summer including our second pet exercise area just west of the pickle ball court, placing the small boulders on the sides of the maintenance roadway leading into the barranca off Kobe Drive, moving the two large concrete roadway guard blocks into the ground at the base in front of each culvert under Kobe Drive and washing these culverts clean of sand.

Common Area Landscape Improvement before year end. We are requesting BOD approval to use about \$12, 100 of the remaining \$15,000 approved 2015 Landscape budget for the following improvements: 1. Add six to eight colorful boulders on top of the current river rock on either side of the Kobe gate entrance to highlight this entrance. 2. Place concrete on the car parking area in front of the Dog Park at the Casablanca gate.

3. Place concrete on the car parking area in front of the Tennis Court planters just off Kobe drive.

Care of New Trees on the Golf Course, Racket Ball Courts and Casablanca Gate Dog Park. We have removed the supporting sticks and wire-connected support to fence posts from these trees because these are no longer needed. We request that the dead tree near golf course hole three be replaced. We thank Sally Barrow for the seedling Acadia tree that now replaces the dead tree near the Casablanca Gate Dog Park. Otherwise, the tress that died over the summer should be removed. We also request that the dead trees near the Pickle Ball Court along the barranca be replaced with Yellow Bell shrubs.

Semiannual Flower Planting. We will soon replace the dying warm weather flowering plants with winter hardy flowering plants in planters at the golf course, racket ball parking area and swimming pool area.

Call for more members. If you are either a renter or owner, and are looking for a committee that has fun making our resort common ground more beautiful and healthy, please send a letter to the BOD requesting to join. You can be either a renter or owner to join our committee. We meet on the first Monday of each month, October through April, at 2 pm in the Pro Shop Lounge.

Traci Dahle reported for Linda the Activities Committee voted to stain the Sun Room floor and pay for half the chairs at the Pro Shop.

Approval of the Agenda:

Gene Clipperton moved and Terry Oberst seconded the approval of the agenda.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

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15.11.05 Adding Lyman Henderson to the Landscape Committee

Gene Clipperton moved and Terry Oberst seconded the approval of the consent agenda. Motion passed unanimously.

Unfinished Business:

Leo McMann moved and Gene Clipperton move to remove Agenda Item No 15.10.04 Common Area behind Lot 223. Bill Bremerman explained the landscaping was installed to prevent erosion. Leo McMann stated the ACC gave him permission to maintain Common Area but they did not have the authority to grant an owner the right to maintain the Common Area. Bill Bremerman signed a current Common Area License. Leo McMann moved to approve no further action is required since the Owner signed a Common Area License. Gene Clipperton seconded. Motion passed unanimously.

New Business:

Agenda Item #15.11.01 Karen Schlichte moved and Terry Oberst seconded a motion to approve the 2016 Budget. To meet the planned budget expenditures the Home Owners Association Assessment will increase by \$5.00 per month. New HOA assessment will be \$180 a month. Motion passed with Traci Dahle opposing.

Agenda Item #15.11.02 Leo McMann moved and Gene Clipperton seconded to approve change to Property Improvement rule 1.4. The following two sentences will be added to the rule:

Project requests not specifically covered by current Property Improvement Rules may be denied via a vote of not less than five (5) members of the Architectural Control Committee. Property owners may attend an Architectural Control Committee meeting to discuss alternative solutions to any disapproved permit requests made by the Architectural Control Committee.

Motion passed unanimously.

Agenda Item #15.11.03 Traci Dahle moved and Karen Schlichte seconded to put decorator rocks on the outside to the wall on Ramar. Traci Dahle amended the motion and Karen Schlichte seconded to add the cost not to exceed \$2,000 subject to City approval. Amended motion passed with Gerry Hartman opposing. Main motion passed with Gerry Hartman opposing.

Agenda Item #15.11.04 Traci Dahle moved and Gene Clipperton seconded a motion for planting a Pineapple Palm on a Common Area behind Lot 189. Motion failed with Gene Clipperton, Terry Oberst and Traci Dahle in favor.

Agenda Item #15.11.06 Traci Dahle moved and Gene Clipperton seconded for cement paving of the parking area for the tennis courts for a cost not to exceed \$6,000. Bill Bremerman stated this park was designed with rock areas that will absorb 2 inches of rain prior to any major run off. If we start putting down concrete or asphalt we will need to consider holding areas for the water. Motion failed with Traci Dahle in favor.

Agenda Item #15.11.07 Traci Dahle moved and Karen Schlichte seconded for cement paving of the parking area for the pet exercise area for a cost not to exceed \$4,500. Motion passed with Gerry Hartman opposing.

Agenda Item #15.11.01 Leo McMann moved and Gene Clipperton seconded to approve the removal of Palm Tree on Lot 1. Motion failed unanimously.

Director's Comments:

Traci Dahle and Gene Clipperton welcomed Boyd Kraemer to our Association.

Karen Schlichte

I am sorry that I keep bringing up the garbage problems we have. We do have one recycle area. There are two bins that take recycle. I continue to see cardboard boxes and recyclable trash in our bin for large items and yard trimmings. The cardboard boxes are not broken down and they take up a lot of space. Please recycle the boxes and break them down. It was also reported that two truckloads of construction material was dumped in our bins. Please tell your contractor to dispose elsewhere. When you repair your hot water heater or replace your refrigerators have the company who brings it to you take it with them and dispose of it. Now that our resort is filling up with our winter residents our garbage will become a problem. If you get to a garbage bin and it's full please check another one and not overload the bins. If you are on your way out

of the resort there is a garbage site at the end of Saipan Circle going right as you leave the resort. Please do your part and dispose of your garbage properly.

It was also brought to my attention that some of our residents did not know that they can get their router for their Internet in the office and pay a fee of \$15 a month for their Internet service! What a deal! Owners please inform your renters of this service as they are also entitled to this offer.

As the resort fills with returning residents so does our parking lots. Please park your golf cart in the areas provided for them. At the front of the clubhouse there are marked areas and if they are filled you may park at the road. The mail room parking is marked at the side of the building and please don't take up two spaces as they are limited.

Thank you for doing your part.

Executive Session:

Adjourned to executive session at 10:35.

Adjournment:

Gene Clipperton moved and Terry Oberst seconded, to adjourn the meeting at 11:26 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

Corporate Seal

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