

Riverview Bluffs Condominiums

2022 Merrill Lane (Office) - Bullhead City, AZ 86442 - Phone 928-754-4253

2018 Annual Members Meeting

Riverview Bluffs Clubhouse, Saturday, January 20, 2018

Minutes

The meeting was called to order by President Max Reese at 10:02 AM Arizona Time.

The 2017 Board of Directors in attendance were Max Reese, Bruce Allen and Debra Janisse.

Members from 32 Units signed-in as present, which constitutes a quorum (at least 11 Units must be represented to constitute a quorum). One vote is permitted for each unit.

The Pledge of Allegiance was recited.

REPORTS

1. President's Report of 2017 Activities by Max Reese:

Formal acknowledgement of owners who died during 2017 was expressed. They are: Romeo Fournel, Mickey Byrd, Charles Taylor and Eugene (Dino) Kubiak. They will be missed, each and all.

Building 4 repainting was completed, which is the last residential building in the complex to have been repainted.

Major restoration of the lower pool and deck were undertaken and completed. The fence around the lower pool was repainted. In order to enhance pool water cleanliness and filtration effectiveness, the area adjacent to the lower pool fence was cleared of distressed plants and decorative rock was laid.

Stabilization of a severely eroded portion of the south facing slope under the wall opposite Building 3 was undertaken and completed using the large black rocks from the west side of Building 5, the vacated area of which was replaced with decorative rock. This was the same approach successfully employed in the stabilization of the slope adjacent to the lower portion of the driveway in 2016.

New equipment was installed for the spa and for both the upper and lower pools.

Additional surveillance cameras were installed around the complex.

Numerous plumbing (most of which were done by Max and Gary together), drywall, roof and walkway repairs (done by Gary) around the complex were made.

Both the landscaping and pool services contractors performed well.

Continuing problems with significant dog residue accumulation was cited, especially in both the dog park and behind Buildings 3, 4 and 5 on the north side of the complex. Dog owners were reminded, for the good of all the residents living here, that dog walkers are expected and required to clean up after their dog(s), period.

Going forward, there is both a mandated annual fire sprinkler inspection requiring entry into every Unit in Buildings 3 through 7. and a five-year fire sprinkler random sampling/testing to be undertaken in February or March 2018. (However, a few days after the meeting the Board was notified that because of our use of CPVC pipe connection to the existing sprinkler heads, that the five-year sampling/testing is not required.)

The clubhouse is the next building to be repainted. Also, the Building 6 carport roof will be repaired.

2. Accountant's Report of 2017 Activities by Donna Smith (Sand Associates):

It is noted and acknowledged that the accounting services provided by Sand Associates are being maintained in accordance with generally accepted accounting principles (GAAP).

Donna Smith did attend and speak at the meeting and complimented Helen Najdzin, our office manager, in the diligent handling of our Checking and Reserve Accounts. Donna also commended the Board for its prudent management of the complex. Donna reported there is currently \$150,387 in our Reserve Account. Our Liability Insurance premium for 2018-2019 is \$25,807 (unchanged from 2017) and was paid out of our Operating Account on January 16, 2018. For 2018, \$24,096 is budgeted for building repairs and \$6804 for supplies, both these items of which remain unchanged from the budgets of the past three years. The 2018 budget reflects income from dues for 108 Units at \$190/month per Unit and 11 garage rentals at \$110/month per garage. There would be the required contribution to the Reserve Account and funds available for Capital Improvements.

Donna reported that she performed the review for the years 2014, 2015 and 2016 and that all is in order.

NEW BUSINESS

1. A motion was made by Roger Yell and seconded by Kitty Young to dispense with the reading of the minutes of the 2017 Annual Meeting. The motion was passed by a unanimous vote. A motion was then made a Roger Yell and seconded by Kitty Young to approve the 2017 minutes. The motion passed by a unanimous vote.

2. From the ballots received from the owners (absentees and those cast at the meeting), the proposed 2018 Budget passed with 37 approving, 1 disapproving and 3 abstaining.

3. The election results showed the votes for the following four members: Dennette Burris 30, John Migaiolo 33, Frank Curtis 27 and Max Reese (write-in) 6. Terry Welch made a motion to approve the election results. Betty McKelvey seconded and the motion passed by a unanimous vote.

MEMBERS DISCUSSION

Roger Yell asked why Gary Batson doesn't clean the pool. Max Reese responded that Gary has enough to do without that responsibility and that our Pool Service contractor is so Certified, Gary is not.

Three members (Larry Phipps, Terry Work and Bruce Pederson) raised questions concerning expanded access to the Clubhouse and John Migaiolo asked about the possibility of facilitating Clubhouse access via a lockbox. Current policy is that the Clubhouse remains open only when our Maintenance person is on duty, which is five days per week excluding holidays and weekends. Max responded that the subject be discussed at the next Board meeting. Helen Najdzin stated that members can rent the Clubhouse for a deposit of \$150 of which \$100 is returned if the Clubhouse is left in a good, clean condition.

Roger Yell asked if there is a social committee. Max and Helen responded "no", given the reality that we can barely get anyone to run for the Board, let alone volunteer for such a committee.

Denise Kolm stated that it's her understanding that items to be recycled must never be placed in the recycle bin IN BAGS. Bags themselves may be placed in the recycle bin, but they MUST BE COMPLETELY EMPTY, or they will be diverted to the landfill. She asked if her understanding is in fact correct. Helen responded she would seek the official position on the matter from our trash and recycling service contractor and so inform all residents accordingly. Additionally, Max stated that cardboard boxes placed in the recycle bin are not broken down, which results in the unnecessary monopolization of bin space. Thus, cardboard boxes intended for recycling MUST without exception be broken down.

Larry Phipps inquired as to the availability of plastic bags for dog residue. Helen responded there is a supply of plastic bags maintained in a coffee can located in the dog park. Tonya Wade expressed the concern that many dog walkers seem not to avail themselves of these plastic bags with the result that dog residue often accumulates in the dog park.

Dennette Burris asked if there were any plans to improve site 2. Max responded "no" since ideas expressed either currently or in the past have not shown to be cost effective and that the rather steep slope leading from the driveway to the site 2 pad imposes an access safety hazard as well. Dennette inquired further as to whether the pad was ever granted an engineering permit. Although there's a slight chance that there might be, but given the approximately 25 years since the pad was put in place, that it would likely have been considered "grandfathered", since at that time there was virtually no code enforcement. A variety of comments and questions from several other members were made regarding

site 2 improvement possibilities. This site 2 discussion may be an agenda item for the next Board meeting.

Terry Welch asked that since all residential buildings have been repainted, are we "starting over"? Max responded that the Clubhouse is next for 2018, then for subsequent years consideration would be given to resume the residential building repainting cycle.

Becky Otis expressed concern that the south side of Building 14 is being discolored from outflow from a leaky rain gutter. Debbie Pederson stated that on the step leading into Building 12 the paint is a different color from the surrounding surfaces. Max responded that Gary will repaint both the stained area on Building 14 and the Building 12 off-color lead-in step. and also that Gary will install the necessary rain gutter extension so as to eliminate the cause of the Building 14 discoloration problem.

Terry Work offered to donate gym equipment to the Clubhouse. Max responded there is not much room for such equipment, since the area that would house that equipment is Gary's office. Terry Work also inquired as to the installation of a "repeater" for expanding available Wi-Fi coverage. Helen responded she had learned from Terry Welch that Suddenlink is not the only Wi-Fi provider and that Frontier also offers this service, whereupon Becky Otis retorted that in her experience Frontier is "really bad" and that she would not recommend them.

Steve Carroll asked if we have natural gas. Max responded that natural gas is available only in Building 8 and for the upper pool and spa heaters.

ADJOURNMENT

A motion to adjourn the meeting was made by Terry Welch and seconded by Ken Williams. The motion to adjourn was passed by unanimous vote, and the meeting was adjourned at 11:10 AM Arizona time.

Respectfully,



Dennette Burris, Secretary