

RIVERVIEW BLUFFS CONDOMINIUMS
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2020 ANNUAL MEMBERS MEETING
RIVERVIEW BLUFFS CLUBHOUSE, SATURDAY, JANUARY 18, 2020

MINUTES

The meeting was called to order by Vice President Frank Curtis at 10:05 a.m. Arizona time.

The 2019 Members of Board of Directors in attendance were Frank Curtis and Steve Quintero. Terry Work and Judy Volk called in. Tammy Phipps was not present.

Members from 23 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. Terry Work's President's Report of 2019 activities was read by Steve Quintero.

Happy New Year, Thank you all for attending, First off I am sorry that I am unable to attend today's meeting but due to a death in the family, my wife and I will be attending the funeral in California. I will call into the meeting during my drive to the funeral. I would like to express our thoughts and Prayers to the Friends and families of Riverview Bluffs owners that we have lost in 2019:

Harry McKelvey

Dino Kubiak

Mack McCown

I also want to thank the 2019 BOD of all their hard work that we have done here at Riverview in 2019. I hope that we will be able to continue our ongoing improvement at the complex in 2020. This has been a very active year for the Board; we hope that you have noticed some of the improvements, and changes around the complex. Here are our accomplishments in 2019:

- Our Suddenlink cable contract renewal at a lesser rate for 3 years with a package that includes HBO at no additional charge, We are working with Suddenlink for cable box upgrades (2 per unit)

- Security Operating system was upgraded to a new operating system that is compatible for future upgrades, along with camera replacement.
- Roof repairs (in some cases due to AC replacement not sealed correctly), skylight repairs and Roofing tiles replaced.
- “Water Shutoff Valves” wooden boxes removed, with area landscaped.
- Plumbing repairs done on several buildings due to leakage, all upgraded
- Exterior Stucco repair - Bldg. 14 (due to an external pipe leak).
- Painted and renumbered the Garages.
- Painted Trash areas and Doors.
- Posted Building sign numbers to assist with outside repair maintenance and package delivery.
- Dog area and walkways waste stations & ashtrays.
- Fire sprinkler inspection completed in 2019, 2020 inspection scheduled January 8 2020 for Buildings 3-7.
- Routine landscaping/pool service, along with the removal of a fallen parking lamp pole.
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Finally, we also voted that even though we have had many expenses this year there will not be an increase in HOA dues or Garage rentals for 2020.

Upcoming in 2020:

- Maintaining ongoing Suddenlink support, replacing of cable boxes (upgraded TV kits) as needed by owners at the Suddenlink office per our contract. NOTE: The HOA/Helen will no longer be exchanging the cable boxes. FYI: Technical support phone number is listed on the Riverview webpage.
<https://rvbcondos.com/home>
- Upgrade for the Main gate entry .Installation of User friendly touch screen and upgrade entrance/exit cameras
- Working on competing bids for the repairs to the asphalt in the complex. Currently we do have bids and will be making a decision in the next week
- Taking Bids for next building painting (if needed) and for touchup painting and cleaning of the Riverview Bluffs wall sign at the entrance.
- We are looking into converting the building one and two slab into a storage/boat parking area. If you have, a suggestion please let us know.
- Ongoing Dog Waste stations & ashtrays – Ideas for improvement?

As always, we would like to hear your thoughts on how we have been doing, and what improvements you would like to see. Please feel free to contact any of the Board with your concerns

2. ACCOUNTANT’S REPORT OF 2019 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 and

Reported that there is currently \$197,788.54 in our reserve account.

The 2020-2021 insurance coverage remains the same for similar quote to last year's premiums-- \$26,178 was paid out of operating account in December, 2019.

We budgeted \$24,096 for building repairs & \$6,804 for supplies for 2020 which are the same amounts budgeted in 2015, 2016 , 2017 , 2018 and 2019

We prepared the budget to reflect income from dues for 108 units at \$190 per unit and 11 garage rentals at \$110 per garage . There would be the required contribution to the reserve account and funds available for capital improvements.

Donna reported that she performed the reviews for the years 2014 through 2018 and that all is in order.

NEW BUSINESS

1. A motion was made by Kitty Young and seconded by Henry Crisler to dispense with the reading of the minutes of the 2019 Annual Meeting. The motion was passed by a unanimous vote. A motion was then made by Roger Yell and seconded by Dennette Burris to approve the 2019 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 2020 budget passed with 34 approving and 4 abstaining.

3. The election results showed the votes for the following five board members:

Terry Work - 34

Frank Curtis - 24

Tammy Phipps - 34

Judy Volk - 26

Steve Quintero - 30

(Larry Janisse had 16 votes and was thanked for his interest)

Seeing no objection, the board accepted the election results.

MEMBERS DISCUSSION

Roger Yell asked why we paint stucco buildings and Frank Curtis and Terry Work discussed the necessity due to our weather (monsoons, rain, etc.) to paint in addition to power washing.

Cheryl Turner asked about checking roofs and knows of the damages caused by pigeons . She mentioned she had heard that painting roofs "red" were helpful in keeping them away.

There was a discussion about owners contacting the office manager (Helen Najdzin) when they are planning on having a new AC unit installed so that she can coordinate the time for our roofer to be present so that any potential problem with the area under the AC could be repaired at the time of installation of new AC.

Roger Yell asked about making use of site 2 , such as for shuffle board. Terry Work commented that there are options and one is as discussed earlier (storage area) and that budget for same will be reviewed.

Michael Moree expressed desire to have a (gas) heater for pool.

Henry Crisler asked for station numbers for HBO channels and was told starting at "550".

Cheryl Turner suggested cushions on the lounges around the pools.

Priscilla and Henry Crisler asked about notice for future meetings and were told that notices are posted around complex and they are not typically a monthly meeting.

Dennette Burris asked when her building (10) was last retrofitted, stating that she feels shaking when it is windy.

Mike Moree mentioned noise on his roof (building 4) and Helen Najdzin confirmed noise ceased after roofer removed an old satellite dish off the roof.

Cheryl Turner complimented Helen Najdzin in managing the association and thanked her for assistance when Cheryl moved here this last year,

ADJOURNMENT

The meeting was adjourned at 10:45 a.m. Arizona time.
(An executive meeting will be scheduled to name officers & directors.)

Respectfully,

A handwritten signature in black ink, appearing to read "Terry Work", with a long horizontal flourish extending to the right.