

RIVERVIEW BLUFFS CONDOMINIUMS
2022 MERRILL LANE (OFFICE), BULLHEAD CITY, AZ 86442

2021 ANNUAL MEMBERS MEETING
RIVERVIEW BLUFFS CLUBHOUSE, SATURDAY, JANUARY 16, 2021

MINUTES

The meeting was called to order by President, Terry Work at 10:08 a.m. Arizona time.

The 2020 Members of Board of Directors in attendance Terry Work, Frank Curtis, Steve Quintero, and Tammy Phipps. Judy Volk called in.

Members from 16 units signed in as "present" which constitutes a quorum (at least 11 units must be represented to constitute a quorum). One vote permitted for each unit.

I. The Pledge of Allegiance was recited.

II. REPORTS:

President's Message 2021

Terry Work President Riverview Bluffs HOA

Welcome and Thank you all for attending, as this has been a very trying past year for everyone. I would like to introduce the Board members from 2020, Frank Curtis, Steve Quintero, Tammy Phillips, and Judy Volk I want to thank Gary and Helen for all their hard work during this very trying last year. This has been a very trying year due to not only the pandemic situation, but also unforeseen repairs and situations throughout the complex.

I also want to thank the 2020 Board of Directors for all their support and work here at Riverview Bluffs in 2020; we have had several issues that could have been worse if not for the quick and timely responses from the board. We hope that you have noticed some of the improvements, and changes that have done around the complex.

Here are our accomplishments in 2020:

- The Security Operating system (for the cameras and gate) upgraded to a new operating system that is compatible for future upgrades, along with several new cameras installs and replacements. Allowing for better coverage of all units and the driveway gate.
- Repairs to the main gate (due to being hit by a car) was completed. Cost of repairs was reimbursed by the car owner's insurance company.
- Ongoing Roof repairs, skylight repairs, and Roofing tiles replaced.
- Necessary plumbing repairs done on several buildings. This was due to leakage within the walls, 4 various units effected. Note: the damage in one building due to a leaking main line, could have been remedied if reported sooner
- Repairs and corrections to the watering system between buildings 13 and 14
- Fire sprinkler inspection completed in 2020 and on January 8 2021 for Buildings 3-7. Two Water lines for fire hydrants to be upgraded and repaired along with several Fire Extinguishers to be replaced.
- There are no more Recycling containers here at the complex due to the city's removal of the recycling program for 4 years due to the economy and cost of the recycling at this time. This will be reevaluated in 2024
- Pool maintenance and complex landscaping ongoing, in addition to rock added to the rear of building 5 and drainage grade redone.
- The lower parking/storage area releveled, along with the ground compacted, the north wall level is being raised due to the sliding hillside and for added security. The entrance area into the storage area also has been compacted and leveled.
- New lounge chairs around the pools.
- Stairwell for building four repaired and reinforced.

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:

- Due to the Covid pandemic we were unable to complete the addition of a coded entry system for the clubhouse, but we are looking to have this completed before summer arrives.
- Concerning Suddenlink we no longer have replacement boxes, if you need a new box or Technical support the phone number is listed on the Riverview Bluffs webpage. <https://rvbcondos.com/home>.
- Upgrade for the Main gate entry. Installation of User friendly touch screen and upgrade entrance/exit cameras
- Reminder, that if you have a trailer or vehicle in the lower storage area that all vehicles/trailers are to have current registration and that a copy of the current registration is to be on file in the office.
- We are also looking into propane fire pits for use on the North side of the complex.
- We are still discussing options for the building one and two-slab area. (Covid did hinder the research for options) 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 2021 Board with your concerns.

ACCOUNTANT'S REPORT OF 2020 ACTIVITIES BY DONNA SMITH OF 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.

Reported that there is currently \$210,371.06 in our reserve account.

We are awaiting the 2021-2022 insurance coverage premium amount. We have budgeted \$26,736.00 for liability insurance and are awaiting to receive the bill. We have ample amount of money to pay this out of our operating account.

We budgeted \$40,000.00 for building and repairs and \$6,804.00 for supplies for 2021.

We prepared the budget to reflect income from dues for 108 units and \$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 year 2019 and that all is in order.

III. NEW BUSINESS

I. APPROVAL OF 2020 ANNUAL MEETING MINUTES:

A motion was made by Steve Quintero and 2nd by Frank Curtis to approve the 2020 Annual Meeting Minutes. The motion passed with a unanimous vote.

2. From the ballots received from the owners (absentee and those cast at the meeting) the proposed 2021 budget passed with 36 approving and 6 abstaining.

3. ELECTION RESULTS FOR 2021 BOARD OF DIRECTORS:

The election results showed the votes for the following five board member:

Terry Work – 35
Tammy Phipps – 32
Steve Quintero – 30
Cheryl Turner – 28
Tonya Ward – 29

Seeing no objection, the board accepted the election results.

IV. Homeowners Discussion

Wendy Portfors asked if there could be some plants or trees put behind buildings #3 and #4. Terry Work advised that we would look into whether there is a water supply back there and how much it would cost to do this.

Mrs. Quintero asked if we could look into putting solar heating for the small pool down by Building #3. Terry Work advised he would look into the solar heating.

V. ADJOURNMENT

Terry Work made a motion to adjourn the meeting, 2nd by Dale Young. Meeting adjourned at 10:47 a.m. Arizona time.

An executive meeting will be scheduled to name officers and directors.

Respectfully,


Secretary/Treasurer

DATE: 1/25/2021