

RIVERVIEW BLUFFS CONDOMINIUMS

2022 Merrill Lane (Office), Bullhead City, Arizona 86442

Phone: 928 754-4253

BOARD OF DIRECTORS MEETING

RIVERVIEW BLUFFS CLUBHOUSE, MARCH 14, 2017

The meeting was called to order by President Max Reese at 1:06pm

Attendance: Max Reese, Bruce Allen, Chuck Volk via telephone, Frank Curtis, and Debra Janisse.

Pledge of Allegiance was recited.

Old Business

1. Approve minutes of Board Meeting of April 12, 2016 and Executive Session of April 12, 2016.

Bruce made a motion to approve, Frank seconded and the motion passed 5-0.

2. Projects and activities approved by the board via email since board meeting of April 12, 2016

a. replaced existing security cameras in and around the clubhouse, upper pool area and front gate.

b. purchased and installed new surveillance cameras for the garage area

c. put in place a reinforced concrete key way foundation and replaced the associated curbing on the lower portion of the of the driveway near the front gate to address the subsidence of the driveway surface due to severe substrate erosion.

d. installed a new irrigation drip line along the driveway to eliminate the existing broken PVC piping that was contributing significantly to the driveway substrate erosion problem.

e. connected existing storm drains that service the buildings on the south side of our complex which had become disconnected and broken as a result of ground shifting and slumping from erosion.

f. Restored the upper pool and spa surfaces and the adjacent deck areas.

g. Replaced the upper and lower pool pumps and other related equipment to improve the operational efficiency and reliability of maintaining essential pool water quality.

h. Procured and put in place new decorative rock around the complex, especially adjacent to building 14 and in and around the dog park.

i. Installed a new light fixture so as to provide improved lighting in the dog park.

j. Secured a new landscaping maintenance service to improve cost effectiveness and performance accountability.

k. Prepared and submitted tax returns for 2016

l. New TV digital signal reception boxes for basic cable service from Suddenlink Cable

m. New pool maintenance (Tyrolt and Sons) to improve cost effectiveness and performance and accountability.

n. Received and reviewed 2014 and 2015 Financial Reviews from our accountant (Donna Smith).

Bruce made a motion to approve, Debra seconded, and motion passed 5-0.

3. Transaction in process

Painting in building 4. Painter Art Henry was hospitalized. Board is seeking bids from other painters to complete the job. Frank suggested that an inspection be done, and he volunteered to inspect (having been a painter). Max volunteered to accompany Frank to approve the work.

Bruce made a motion to approve, Chuck seconded, and motion passed 5-0.

New Business

1. Approve current rules and regulations for 2017.

Bruce made a motion to approve, Debra seconded and the motion passed 5-0.

2. Acid wash and resurfacing of lower pool and deck areas.

Max made a motion to approve, Bruce seconded, and motion passed 5-0.

Adjournment

Max made a motion to adjourn the meeting, Bruce seconded and motion passed 5-0.

The Meeting was adjourned at 1:52pm

Respectfully,

A handwritten signature in cursive script that reads "Debra Janisse". The signature is written in black ink and is positioned above the typed name.

Debra Janisse, Secretary