

RIVERVIEW BLUFFS CONDOMINIUMS
2022 MERRILL LANE (OFFICE), BULLHEAD CITY, AZ 86442
PHONE (928) 754-4253

2019 ANNUAL MEMBERS MEETING
RIVERVIEW BLUFFS CLUBHOUSE, SATURDAY, JANUARY 19, 2019

MINUTES

The meeting was called to order by President Max Reese at 10:05 a.m. Arizona time.

The 2018 Board of Directors in attendance were Max Reese, John Migaiolo, and Frank Curtis. Dennette Burris was not present.

Members from 25 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 2018 activities by Max Reese:

Association is in good standing with sales and financial institutions on granting new loans. All dues payments are up to date. It is important that all dues payments are made in full and timely (received in office no later than the 10th of the month to avoid late penalty). There is a question asking if any owners are delinquent on payment of dues on the forms that lenders request we complete when a buyer is obtaining a loan or an owner is refinancing. Dues & garage rental fees remain the same.

We have approximately \$180,000 in our reserve account. We had enough in our operating account to pay approximately \$26,000 for insurance for 2019-2020 so that we did not have to withdraw from reserve account. (Of note is that when meeting with our insurance agent, he too reminded all owners to shut off their water when unit is not occupied.)

We have obtained bids from asphalt companies for over \$200,000.

We have obtained bids for painting garages and another building.

Some owners have raised concerns over dust from the dirt road north of our complex (Rio Rancho). Street Maintenance does wet down road often but

sometimes we call City to remind them that it needs hosing again. Any concerns or suggestions can be made by any resident to the Bullhead City Council. (please see City website for meeting schedule)

Suddenlink basic TV contract expires April 30, 2019.

REPAIRS/IMPROVEMENTS MADE IN 2018:

Plumbing and drywall repairs (most of which done by Max Reese & Gary Batson) .

Roof and walkway repairs.

Upgrading Security cameras.

Roof repairs on Building and on Garages.

Replaced hydrant valve and gate valve.

Fire Sprinklers in Buildings 3-7 and extinguishers inspected.

Repainted upper pool deck.

Painted lower pool building and clubhouse/spa area.

Purchased new pool chairs and lounges.

Removed large satellite dish that did not work on clubhouse roof and replaced one AC for clubhouse.

Replaced street lights and outside breakers in building 11.

Routine landscaping and palm tree trimming.

Routine maintenance of pools and spa and replacement of parts.

Block wall near building 10 repaired.

Formal acknowledgment of owners who died during 2018 was expressed – Rod Otis, Cecil Jenkins, Fern Lynch, John Tarcsay, John Gilbert, Richard Main, Eddie O’Leary, and Loretta Silva.

2. ACCOUNTANT'S REPORT OF 2018 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, in particular, Max Reese for his repair work as well. Donna reported there is currently \$180,000 in our Reserve Account. Our liability insurance premium for 2019-2020 is very similar to last year's payment -- \$25,977 was paid out of operating account. For 2019 \$24,096 is budgeted for building repairs and \$6,804 for supplies, both of these items remain unchanged from the budgets of the past four years. The 2019 budget reflects income from dues for 108 units at \$190 month per unit and 11 garage rentals at \$110 per month per garage. There would be the required contributions to the Reserve Account and funds available for capital improvements.

Donna reported that she performed the reviews for the years 2014 through 2017 and that all is in order.

NEW BUSINESS

1. A motion was made by Terry Welch and seconded by Harry McElvey to dispense with the reading of the minutes of the 2018 Annual Meeting. The motion was passed by a unanimous vote. A motion was then made by Terry Welch and seconded by Becky Otis to approve the 2018 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 2019 budget passed with 36 approving, 1 disapproving and 1 abstaining.
3. The election results showed the votes for the following five board members:
Dennette Burris - 37
Tammy Phipps - 33
Frank Curtis - 32
Steve Quintero - 13
Terry Work - 11

(Judy Volk had 7 votes and thanked for her interest)

Seeing no objection, the board accepted the election results.

MEMBERS DISCUSSION

Terry Welch expressed thanks and appreciation to Max Reese and other members of the Board, to office manager Helen Najdzin, and to maintenance man Gary Batson for excellent work.

Roger Yell asked why we paint stucco buildings and Max Reese responded on the necessity of doing so. Terry Work thanked board for the decision to paint the buildings - that it is a big improvement.

Roger Yell asked about making use of site 2 such as a barbeque area even if getting there would require using stairs. This matter was discussed at last year's annual meeting (and other times) and may be an agenda item for the next Board Meeting.

Members (Terry Work, Bruce Pederson, and Sue Huffman) discussed expanded access to the clubhouse - possibility of having a lock box. Current policy is that the clubhouse remains open until our maintenance person leaves the premises. He is here five days per week excluding holidays and weekends. Helen Najdzin, office manager, asked that if a code is given for a lock box on clubhouse, will the code be changed every time an owner or more often a tenant moves. (System for access to front gate is that an individual gate code is assigned to every resident and gate code removed when resident moves from premises).

Terry Welch and Max Reese commented that contract for Suddenlink basic Tv not be extended for payment by Homeowners Association - that it be owner's responsibility. This matter will be an agenda item for the next Board Meeting.

Harry McElvey expressed concern about residents' not picking up after their dogs which is a violation and fine can be imposed. There was also discussion about installing stands with bags.

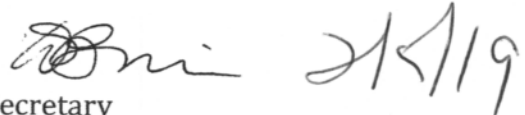
Becky Otis asked about finishing painting of walkways. Gary Batson's list of what walkways remain to be painted was read -- Buildings 13, 14, 6, 7, 8 and 10.

Helen Najdzin asked residents to include unit numbers on their address for mail delivery.

ADJOURNMENT

A motion to adjourn the meeting was made by Terry Welch and seconded by Bruce Pederson. The motion to adjourn was passed by unanimous vote and the meeting was adjourned at 11:45 a.m. Arizona time.

Respectfully,


Dennette Burris, Secretary