

Riverview Bluffs Condominiums

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

2017 Annual Members Meeting

Riverview Bluffs Clubhouse, Saturday, January 21, 2017

Minutes

The meeting was called to order by President, Max Reese, at 10:00 a.m. MST

Board of Directors in Attendance: Max Reese, Bruce Allen and Chuck Volk.

Members from 30 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.

Pledge of Allegiance was recited.

Reports

1. President's Report of 2016 Activities by Max Reese

a. Bob Cook passed away August, 2016

He will be missed and remembered in particular for his many years of serving on the Board of Directors as Secretary/Treasurer and for his care in setting up our new website--- rvb.condos. com--- which contains our association's documents and more.

b. Homeowners are requested to seriously consider to serve on the Board of Directors. A hand-out concerning ramifications of not having volunteers for the board was given to all present.

c. Association is in good standing with sales and financial institutions on granting new loans.

d. \$15 Dues Increase to \$190 per month and \$10 garage rental increase to \$110 per month effective January 1, 2017. Of note is that there has not been an increase since 2013. Increase was necessitated by reason of upcoming repairs.

e. Owners are encouraged to check their private patios/balconies to be certain that no cracks are visible to allow for water to seep below to lower unit(s).

f. Repairs/Improvements made this year:

Security cameras

Driveway (curbing)

Storm Drains

Upper Pool/Spa/Deck Restoration

New equipment at both pools & spa and repairs of equipment.

New rock in Building 14 & dog park and areas that needed a little more rock.

Light at Dog Park

New landscapers (A Plus Yard Service) and new pool service (Rock's Pools) that includes chemicals

Suddenlink – Kits for TVs for basic cable were handed out. If you still need kits, please go to office to obtain them (up to 2 are available per unit). They must be left in unit when resident vacates.

g. Upcoming improvements

Paint Building 4

Sprinkler system check in Buildings 3-7 and fire hydrants check.

Upgrade locks for garage

Obtaining bids for asphalt paving.

2. Accountant's Report of 2016 Activities

- a. It was announced that the accounting services being provided by Sand Associates are being maintained in accordance with generally accepted

accounting principles (GAAP). Max Reese complimented Donna on the fine job she is doing in administering the Association's reports and files.

- b. Donna did attend and speak at the meeting and complimented Helen Najdzin, our office manager, in the careful handling of our Checking and Reserve Accounts. That we currently have \$105,954.18 in our reserve account even after recent payment of our liability insurance of \$25,807. This is very important for the financial health of the Association and certainly portrays a positive image for the lending institutions that may be financing mortgages within the complex.
- c. Donna also discussed the 2017 budget which took into account future anticipated expenses for improvements. We budgeted \$24,096 for building repairs & \$6,804 for supplies for 2017 which are the same amounts budgeted in 2015 & 2016. We prepared the budget to reflect income from dues for 107 units (one unit in bankruptcy/foreclosure) at \$190 per unit (\$15 increase) and 11 garage rentals at \$110 per garage (\$10 increase) so that there would be the required contribution to the reserve account and funds available for capital improvements (such as painting Building 4)
- d. Donna confirmed that she did the review for 2014 and 2015 and all is in order.

New Business

1. A motion was made to dispense with reading the minutes of the 2016 Annual Meeting. It was seconded and passed by a unanimous vote. Frank Curtis made a motion to approve the minutes and Jo Ann Richardson seconded. It was passed by a unanimous vote.
2. From the ballots received from the owners (absentees and those cast at the meeting), the proposed 2017 Budget passed with 34 approving, 2 disapproving, and 2 abstaining.
3. The election results showed the following five members receiving highest number of votes: Chuck Volk 39, Max Reese 8, Bruce Allen 8, Debra Janisse, 1, and Frank Curtis 1. Of note is that Max Reese, Bruce Allen, Debra Janisse, and Frank Curtis were "write-in" candidates.

Members Discussion

1. Owners asked if the upcoming asphalt paving will be more complete of a repair than that done a few years ago. Bids will be obtained.
2. Owners asked about roof maintenance. Mack MCown mentioned missing tile in Building 10 and that walkway needed repair at building 10. Rod Otis commented that Building 11 walkway also needed repair. President Max Reese responded that a new roofer has recently done work and will be inspecting all roofs and that Gary Batson, our maintenance person, has a list of walkways that have some cracks to be repaired.
3. Owners discussed that some dog owners are not picking up after their pets and that the fine should be increased to \$100 per violation. Owners were encouraged to report violations to the office.
4. Harry McKelvey asked about the break-in that occurred in Building 9. Response was made that we have not heard of any results of the police investigation. Frank Curtis commented about watching for people waiting at the entrance gate for entry
5. Jody Clark commented that she did not receive the refund check from Mohave Electric and learned that someone else received the check and deposited it in their account.
6. JoAnn Richardson asked if any owners would recommend plumbers, contractors and the like. Jody Clark and Chuck Volk voiced their opinions that Gonzo's Plumbing was over-charging on their work for them. Max Reese commented that that is why we obtain a few bids on any work being done.
7. Debra Pederson asked about more rock in front of Building 12. Gary Batson has a list of buildings where more rock is needed.
8. Owners were reminded to use our website "rvbcondos.com" which will be updated by new secretary/treasurer.

Adjournment

A motion to adjourn the meeting was made by Harry McKelvey and seconded by Larry Janisse. The motion passed unanimously. The meeting adjourned at 12:00 noon.

Respectfully,

A handwritten signature in cursive script that reads "Debra Janisse". The first letter 'D' is large and loops around the start of the name.

Debra Janisse, Secretary