



RIVERSTONE

RIVERSTONE HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING OF MEMBERS

MINUTES

DATE: Tuesday, November 28, 2017
TIME: 7:00pm
LOCATION: Anne Sullivan Elementary School
17828 Winding Waters Lane
Sugar Land, TX 77479

ATTENDING: Trey Reichert, President
Tom Wilcox, Board Member
Linda Howell, Board Member
Jaime Villegas, Community Manager
Marc Markel, Riverstone HOA Attorney
Sandy Denton, Riverstone HOA Consultant
Nick Deacon, NFC Amenity Management
George Culver, LUKE Representative
Riverstone HOA Staff Members
Approximately 121 Riverstone HOA Residents (see sign-in sheets)

I. Call to Order, Welcome & Introductions

At 7:00 p.m., T. Reichert introduced himself as President of the Riverstone Homeowners Association Board of Directors and welcomed everyone in attendance. He asked that residents who have served, or are currently serving, on committees (including the Resident Council) to stand.

T. Reichert explained that the purpose of the meeting was to provide an overview of Riverstone HOA and to announce the Board of Directors election results. He stated that everyone should have received an agenda and a copy of the 2016 Annual Meeting Minutes when they entered.

II. Approve 2016 Annual Meeting Minutes

T. Reichert asked that residents review the minutes and asked for any objections. Since there were no objections, the minutes were accepted as reflecting the 2016 Annual Meeting.

T. Reichert spoke briefly about the transition from a third-party management company to an onsite HOA management team which occurred earlier in the year. He then introduced Jaime Villegas, Community Manager, who in turn introduced the rest of the Riverstone HOA staff. J. Villegas turned the meeting back over to T.

Homeowners Association, Inc. • Commercial Property Owners Association, Inc. • Community Services Foundation, Inc.

18353 University Boulevard
Sugar Land, TX 77479
281.778.2222



Reichert.

III. Developer Update

Prior to giving the Developer's Update, T. Reichert spoke briefly on the aftermath from Hurricane Harvey. The discussion included efforts to help those in the affected areas, as well as, damages to HOA common areas and the costs the Association incurred as a result of the damages.

T. Reichert then gave the Developer's Update which included information on how many homesites have been built out/how many are homesites are left, historical new home sales data, upcoming commercial development within Riverstone, and an overview of the newly completed Wildlife Discovery Park. T. Reichert then turned the meeting over to F. Alexander.

IV. Present Approved 2018 Assessments and Budget

F. Alexander spoke about some of the benefits of living within a planned community and the Association's responsibilities. She then discussed the approved 2018 HOA operating budget, providing explanations as to the differences between the 2017 and 2018 budgets. F. Alexander also presented the breakdown of the major operating costs, cost per unit, historical assessment data, assessment payment options, and other non-assessment revenue. She then spoke about the creation of separate budgets for each gated area as required by each neighborhood's supplemental documents. F. Alexander concluded her presentation with a comparison of Riverstone's 2018 annual assessments to other surrounding communities and an overview of the 2018 reserve budget beginning and ending balances. She then turned the meeting over to J. Villegas.

V. Riverstone Homeowners Association, Inc. Overview

J. Villegas presented an overview of the Association including mentioning some of the items maintained by the Association, and providing modification and deed restriction violation reports. He then elaborated on T. Reichert's comments about the transition in 2017 from a third-party HOA management company to an on-site team. He discussed 2017 highlights including improved customer service, new resident reporting tool (LUKE), a new Association website (rshoa.org), and improving gate access by bringing the ability to make changes to residents' accounts in-house and the addition of a gate access staff member. He also spoke about working with other entities resulting in additional wildlife fencing. His 2017 overview concluded with the visible changes that residents are currently seeing- new holiday decorations and landscape replacements/enhancements. J. Villegas then turned the meeting over to N. Deacon.

N. Deacon spoke about some of the major events from 2017 including new ones, such as the Tree Lighting ceremony and Bite Nite Fridays, and some of the more popular events, such as the Red, White & Boom! fireworks display. He then presented the projected 2018 events, including working on offering some new events, while keeping many of the favorites. N. Deacon then turned the meeting back over to J. Villegas.

J. Villegas continued with the topic of looking ahead to 2018 by describing some of the changes that will be occurring in the new year. Highlights included a longer pool season at The Waterpark at Riverstone, completing a Reserve Report, and various Reserve projects. He also discussed working on a long-term financial plan. J.



RIVERSTONE

Villegas then turned the meeting over to G. Culver.

VI. Introduce Resident Reporting Tool

G. Culver explained the new resident reporting tool, LUKE, available to residents to report operation-related issues. He informed residents that LUKE can be downloaded on mobile devices, as well as being available on the website getluke311.com. He then instructed residents on how to use LUKE. G. Culver then turned the meeting back over to J. Villegas.

VII. Board of Directors Election Results

J. Villegas thanked the fourteen candidates who ran for the Board of Directors. He then opened the envelope received by Election Trust and read aloud the results that there were 831 votes cast and Mr. Ning Kang had the majority of the votes with 321.

VIII. Call for Resident Committee Volunteers

J. Villegas discussed the formation of resident committees which will allow residents to volunteer within areas that interest them. He briefly discussed the roles of the Hearing Advisory Committee, the Landscape Committee, and the Neighborhood Watch Committee. He then asked interested persons to sign-up at the meeting or by contacting the Association office.


IX. Questions & Answers

At 8:06 p.m., J. Villegas opened the floor to resident questions. Numerous questions were asked and addressed by T. Reichert, J. Villegas, and F. Alexander.

X. Adjournment

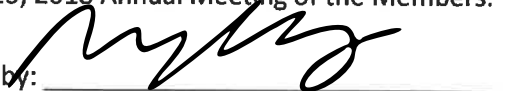
At approximately 9:23 p.m., T. Reichert thanked everyone for coming and invited residents who had additional questions to contact the HOA staff.

Prepared By:


Jaime Villegas, General Manager

Approved at the November 13, 2018 Annual Meeting of the Members.

Approved by:



Ning Kang, Secretary
Board of Directors

