



RIVERSTONE[®]

RIVERSTONE HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING OF MEMBERS

MINUTES

DATE: Tuesday, December 7, 2021
TIME: 6:30pm
LOCATION: Virtual Zoom Webinar
Webinar ID: 880 2415 5565

ATTENDING: Trey Reichert, President
Tom Wilcox, Board Member
Ning Kang, Board Member
Jaime Villegas, General Manager
Riverstone HOA Staff Members
Approximately 35 Riverstone HOA Residents

I. Call to Order, Welcome & Introductions

At 6:30 p.m., T. Reichert introduced himself as President of the Riverstone Homeowners Association Board of Directors and welcomed everyone in attendance. T. Reichert explained that the purpose of the meeting was to provide an overview of Riverstone. He stated that everyone should have received an agenda and a copy of the 2020 Annual Meeting Minutes via email.

II. Approve 2020 Annual Meeting Minutes

T. Reichert asked that residents review the minutes and asked for any objections. Since there was no quorum, the Minutes could not be formally approved. Having no objections, the minutes were accepted as generally reflecting the 2020 Annual Meeting.

III. Developer Update

T. Reichert presented 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, and the final remaining information on commercial development within Riverstone.



IV. Riverstone Homeowners Association, Inc. Overview

J. Villegas, General Manager, introduced his leadership team and presented an overview of the Association and Board functions. He asked for a moment of silence due to the passing earlier in the year of a Riverstone HOA team member. He discussed the impacts of the Feb 2021 freeze on Association assets, primarily landscaping. He then highlighted items from each department including compliance numbers/initiatives, community relations enhanced use of the app and website, and finance increased collections. He also discussed the visible changes that residents are currently seeing in common areas – landscape enhancements, tennis court resurfacing, street sign replacements and walls and fences cleaned, repaired, and repainted. His 2021 overview concluded with the lifestyle event highlights of both the in person, virtual, and drive thru functions and programming.

V. Present Approved 2022 Assessments and Budget

J. Villegas then discussed the approved 2022 HOA operating budget. J Villegas also presented the breakdown of the major operating costs, cost per unit, historical assessment data, assessment payment options, and other non-assessment revenue.

VI. Looking Ahead to 2022

J. Villegas began looking ahead to 2022 by describing some of the changes that will be occurring in the new year. Highlights included upgraded tennis court lighting, evaluating new amenity opportunities, restoring waterslides at the pool, and completing the landscape management contract transition.

VII. Questions & Answers

N. Deacon then opened the floor to resident questions via the Q&A function on Zoom. Numerous questions were asked and addressed by T. Reichert, J. Villegas, and the HOA Management Team.

VIII. Adjournment

At approximately 7:33pm, T. Reichert thanked everyone for coming and invited residents who had additional questions to contact the HOA staff.