



# RIVERSTONE

## RIVERSTONE HOA BOARD OF DIRECTORS MEETING MINUTES

**DATE:** March 28, 2018

**PLACE:** The Club at Riverstone

**ATTENDEES:** Board Members:  
Trey Reichert, President  
Tom Wilcox,  
Ning Kang,  
Also Present:  
Jaime Villegas, Community Manager  
Felecia Alexander, Staff  
Julie Kveton, Staff  
Kayla Barton, Staff  
Nick Deacon, Staff

**A MOTION WAS MADE** and approved to call the meeting to order at 9:01am.

### **MEMBER INPUT TIME**

T. Reichert opened the meeting for member input at 9:01am and the Board heard from no members.

**A MOTION WAS MADE** and approved to accept the agenda as published.

### **ACKNOWLEDGE ADMINISTRATIVE and ROUTINE MATTERS**

- Ratified Electronic Decision to approve replacement of gate operators, etc. at The Reserve

### **CONSENT AGENDA**

- Acknowledged Advance Receipt of Board Package
- Approved Board Minutes from January 18, 2018
- Approve fitness center contract with Risher Fitness Management, Inc. for 2018

**A MOTION WAS MADE** to pull the fitness center contract item from the Consent Agenda and discuss during Action Items.

**A MOTION WAS MADE** to approve items on the Consent Agenda, excluding the fitness center contract item.

### **ACTION ITEMS**

There were no Executive Session Actions to report.

**A MOTION WAS MADE** and approved to approve the fitness center contract with Risher Fitness Management, Inc. for 2018.

**A MOTION WAS MADE** and approved to use the Association's equity to fund the 2017 deficit.

**A MOTION WAS MADE** and approved accept the December 31, 2017 Financial Statements and other financial reports.

**A MOTION WAS MADE** and approved to authorize the purchase of flood insurance with the addition of the restroom at Avalon park.

**A MOTION WAS MADE** and approved to approve the Foundation Committee charter.



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**A MOTION WAS MADE** and approved to appoint the eight recommended candidates to the Hearing Advisory Committee and to approve the Hearing Advisory charter with the following change: 5-9 members rather than 5-7.

**A MOTION WAS MADE** and approved to engage Straight Line Homes for replacement of the Riverstone Boulevard Pool Pergola to be paid from Reserve funds.

## UPDATES ON OLD BUSINESS

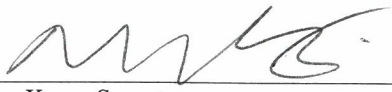
- Resident Reporting Tool (LUKE) - Staff reported on resident usage of Resident Reporting Tool (LUKE). Staff reported 26 current open items. T. Wilcox reported a missing speed sign between The Reserve and The Crossing.
- Deed Restriction Violation Report – Current violations include lawn maintenance, fencing, trash cans in public view, holiday lights. New Community Standards Supervisor is starting April 2<sup>nd</sup>, 2018. He comes with 12 years HOA experience.
- General Updates – Staff reported pool repairs for Creekstone pool, minor repairs at The Waterpark, and tune up of the splashpad. Landscape enhancements are still underway. Thirty-seven areas will be completed with this 2<sup>nd</sup> phase of plantings. Money for new plantings is coming from Reserve funds that were budgeted in 2017. HOA is receiving compliments from residents on the new landscaping and color. Hartford Landing and The Reserve had full replacements of gate operators. Wrought iron fencing around the neighborhood is being painted. The debris from the Avalon sign that was hit by the dump truck has been cleaned up and prices have been submitted to the insurance company. HOA Staff are waiting on one more bid for the repair.

## **NEW BUSINESS**

There was no new business

**A MOTION WAS MADE** and approved to adjourn the meeting at 9:55 a.m.

Approved at the 05/24/18 meeting of the Board of Directors.

Approved by:   
Ning Kang, Secretary