



# RIVERSTONE

## RIVERSTONE HOA BOARD OF DIRECTORS MEETING MINUTES

**DATE:** August 2, 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  
Sean Parker, Staff  
Krystal Onuorji, Staff  
Nick Deacon, NFC Amenity Management  
Sandy Denton, Consultant  
Mark Markel, RMWBH

**A MOTION WAS MADE** and approved to call the meeting to order and adjourn into Executive Session at 8:37 a.m.

### MEMBER INPUT TIME

T. Reichert opened the meeting for member input at 9:04 a.m. and the Board heard from three members.

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

### CONSENT AGENDA

- Acknowledged Advance Receipt of Board Package.
- Approved Board Minutes from May 24, 2018.
- Approved ARC rush fee modification.
- Approved request for ARC Committee Approval Recommendations.
- Approved Foundation Grant for Lifestyle Team Conference.
- Approved Foundation Grant request for additional treadmill for Fitness Center.
- Approved Foundation Grant request for The Club A/V Additional/Upgrades.

**A MOTION WAS MADE** and approved approving all of the items on the Consent Agenda.

### ACTION ITEMS

Report of Executive Session Action- The Riverstone HOA Board of Directors directed Staff to move forward with discussed financial matters.

**A MOTION WAS MADE** and approved to accepted Board Minutes from May 24, 2018.

**A MOTION WAS MADE** and approved to accept the May 31, 2018 Financial Statements and other financial reports.

**A MOTION WAS MADE** and approved to accept Riverstone HOA and Gated Neighborhoods Reserve Study Proposals from Reserve Advisors.



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A MOTION WAS MADE and approved to accept Additional Landscape Enhancements in relation to the existing landscape contract as discussed.

## UPDATES ON OLD BUSINESS

- General Updates –
  - Operations- Staff reported matters that they have been working on since the last board meeting.
  - Lifestyle- New Personnel – New hires in progress by NFC. All events have been a success. Will be hosting a Luau for the residents this year. Will be hosting a LUKE Workshop in August to help inform residents on how the app works. Open discussion about the Tennis Court's reservations. Staff will be seeking alternatives to help improve the reservation process ensuring that all residents have access. New treadmills for the fitness center will be installed late August.
  - Community Standards- - The new Caliber system is working well for the staff. They were able to send out 2,666 DR Violation letters. The main violations that occur are tree stakes, lawn maintenance, and trash. Staff processed 159 ARC applications, 8 properties for HAC, and force-mowed 67 properties.
  - Administrative- New Personnel – Introducing Krystal Onuorji.

## **NEW BUSINESS**

There was no new business.

A MOTION WAS MADE and approved to adjourn the meeting at 10:11 a.m.

Approved at the 10/25/18 meeting of the Board of Directors.

Approved by: \_\_\_\_\_

Ning Kang, Secretary