



**RIVERSTONE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEETING OF MEMBERS**

**MINUTES**

**DATE:** Monday, December 4, 2023

**TIME:** 7:00pm

**LOCATION:** The Club at Riverstone  
18353 University Boulevard,  
Sugar Land, TX 77479

**ATTENDING:** Trey Reichert, President  
Nick Deacon, Board Member  
Rob Thompson, Board Member  
Jaime Villegas, General Manager  
Riverstone HOA Staff Members  
Approximately 26 Riverstone HOA Residents

**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. 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 2023 Annual Meeting Minutes when they entered.

**II. Accept 2023 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 2023 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 and residential developments 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 discussed the importance of resident volunteers in helping the association succeed and highlighted the achievements of the various resident committees. Also discussed were the 2024 Election Results for the Association, with the 5 winners announced as the new resident Board of Directors. J. Villegas then highlighted items from each of the department's operations, including reserve item projects. In addition to this, the upgrades and additions to the community recreational sites, community relations enhanced use of the app for residents and other communication platforms, and finance increased collections.

#### **V. Present Approved 2025 Assessments and Budget**

F. Alexander, Finance Manager, then discussed the approved 2025 HOA operating budget. 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.

#### **VI. Looking Ahead to 2025**

The 2024 overview concluded with the Lifestyle Director S. Delaney's resident event highlights for the current and upcoming year. Following this, J. Villegas presented items residents could look forward to in 2025 by describing some of the projects that will occur in the new year. Highlights included the introduction of a Pickleball Facility, landscaping and irrigation upgrades, fencing and brick wall replacements, pool enhancements, Fitness Center equipment replacements, monument sign lighting upgrades, and evaluating new amenity opportunities. Finally, J. Villegas began to thank volunteers with the Association and presented awards to those who were long-standing volunteers for their years of service.

#### **VII. Questions & Answers**

R. Evans then began facilitating the Q&A portion of the meeting. Staff opened the floor to resident questions. Numerous questions were asked and addressed by T. Reichert, J. Villegas, and the HOA Management Team.

#### **VIII. Adjournment**

At approximately 8:52 pm, T. Reichert thanked everyone for coming and invited residents who had additional questions to contact the HOA staff.