



RIVERSTONE[®]

RIVERSTONE HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING OF MEMBERS

MINUTES

DATE: Tuesday, November 13, 2018

TIME: 7:00pm

LOCATION: Anne Sullivan Elementary School
17828 Winding Waters Lane
Sugar Land, TX 77479

ATTENDING: Trey Reichert, President
Tom Wilcox, Board Member
Ning Kang, Board Member
Jaime Villegas, General Manager
Sipra Boyd, Riverstone HOA Attorney
Shanelle Channell, NFC Amenity Management
Nick Deacon, NFC Amenity Management
Riverstone HOA Staff Members
Kelley Matte – City of Missouri City Community Liaison
Nancy Olson – Community Foundation Committees Director
Approximately 31 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. 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 2017 Annual Meeting Minutes when they entered.

II. Approve 2017 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 reflecting the 2017 Annual Meeting.



III. Missouri City Liaison Introduction

K. Matte the Liaison of Missouri City thanked the Riverstone Homeowners Association Staff for the invitation. She discussed the responsibilities of the Missouri City HOA Liaison Program. She mentioned the HOA Liaison serves as a link between the City and residents by attending Board Meetings, coordinating city staff attendance, mitigating issues and concerns, sharing information to educate citizens, and representing the city at community events. She also spoke about Missouri City's upcoming Operation Thanksgiving and Snowfest events. Her introduction concluded with the Missouri City mobile app which provides the city's up-to-date emergency alerts, upcoming events, special city projects, and more.

IV. Foundation Committee Update

N. Olson presented an overview on Foundation fees and explained in detail how the fees benefit the community. She spoke about the historical perspective of Foundation fees and where it originated. She mentioned Foundation fees help protect, sustain and even enhance the property. They fund projects related to community events, clubs, groups, and sports. She also mentioned it helps fund health and wellness, technology, education, the environment and enhancements to infrastructure. Historically, the fees have funded Riverstone's school grants, contributions to non-profit organizations, and The Children's Catastrophic Fund. N. Olson concluded her overview by mentioning that Foundation fees provide unique revenue streams. Residents should have comfort and pride knowing the level of quality of the resources that exist in their community will continue to be enhanced in the future..

V. Riverstone Homeowners Association, Inc. Overview

Jaime Villegas, General Manager, 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 discussed 2018 highlights including improved customer service, new resident reporting tool (LUKE), a new Association website (rshoa.org), and improving communications. He also spoke about working with other entities resulting in additional wildlife fencing. His 2018 overview concluded with the visible changes that residents are currently seeing- new holiday decorations and landscape replacements/enhancements

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.

VI. Present Approved 2018 Assessments and Budget

Jaime Villegas then discussed the approved 2019 HOA operating budget. J Villegas also presented the

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breakdown of the major operating costs, cost per unit, historical assessment data, assessment payment options, and other non-assessment revenue. J Villegas concluded his presentation with a comparison of Riverstone's 2019 annual assessments to other surrounding communities.

VII. Introduce Resident Reporting Tool

J. Villegas expressed our reporting tool, LUKE was 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.

VIII. Lifestyle Update

Shanelle Chanelle spoke about some of the major events from 2018 including some of the more popular events, such as the Crawfish Fest and Red, White & Boom! fireworks display. She then presented the projected 2019 events, including working on offering some new events, while keeping many of the favorites.

IX. 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, upcoming commercial development within Riverstone.

X. Questions & Answers

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

XI. Adjournment

At approximately 8:43 p.m., T. Reichert thanked everyone for coming and invited residents who had additional questions to contact the HOA staff.