



RIVERSTONE[®]

RIVERSTONE HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING OF MEMBERS

MINUTES

DATE: Wednesday, December 4, 2019

TIME: 7:00pm

LOCATION: The Club at Riverstone

ATTENDING: Trey Reichert, President
Tom Wilcox, Board Member
Ning Kang, Board Member
Jaime Villegas, General Manager
Riverstone HOA Staff Members
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 2018 Annual Meeting Minutes when they entered.

II. Approve 2018 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 2018 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 upcoming commercial development within Riverstone.

IV. 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

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reports. He discussed 2019 highlights including improved customer service, the new Riverstone Life App, the new Certificate of Compliance Program, and a new afterhours Emergency Answering Service. He also discussed 2019 lifestyle event highlights. His 2019 overview concluded with the visible changes that residents are currently seeing- docks, piers & gazebos were repaired and refinished; landscape enhancements were made; and walls and fences were cleaned, repaired, and repainted.

V. Present Approved 2020 Assessments and Budget

Jaime Villegas then discussed the approved 2020 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 2020

J. Villegas began looking ahead to 2020 by describing some of the changes that will be occurring in the new year. Highlights included upgraded Treadmills in the fitness center, website and app updates, and new Fitness Center Events.

VII. Board of Directors Election Results

J. Villegas thanked the six candidates who ran for the Board of Directors. He then opened the envelope received by Election Trust and read aloud the results that there were 658 votes cast and Mr. Ning Kang had the majority of the votes with 333.

VIII. Questions & Answers

At 7:32 p.m., T. Reichert opened the floor to resident questions. Numerous questions were asked and addressed by T. Reichert and J. Villegas.

IX. Adjournment

At approximately 8:00 p.m., T. Reichert thanked everyone for coming and invited residents who had additional questions to contact the HOA staff.