RIVERSTONE

RIVERSTONE HOA BOARD OF DIRECTORS MEETING MINUTES

DATE: April 17, 2025

PLACE: The Club at Riverstone – 18353 University Blvd

ATTENDEES: Board Members:
Zeming Liu, President
Jay Parekh, Vice President,
Fazeena Ashraf, Secretary,
Paul Glass, Treasurer,
Adi Talwar, Director,
Also Present:
Jaime Villegas, Community Manager
Felecia Alexander, Staff
Sean Parker, Staff
Ryan Evans, Staff
Julie Kveton, Staff
Solomon Delaney, Staff

A MOTION WAS MADE and approved to call the meeting to order and adjourn into Executive Session at 2:00 p.m.

MEMBER INPUT TIME

Z. Liu closed the Executive Session and opened the meeting at 2:39 p.m. and the Board heard from 5 members.

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

ACKNOWLEDGE ADMINISTRATIVE and ROUTINE MATTERS

- Ratified Electronic Decision to Approve Pickleball Court MSA with HD Construction.

A MOTION WAS MADE and approved ratifying all the items on Acknowledge Administrative and Routine Matters.

CONSENT AGENDA

- Acknowledged Advance Receipt of Board Package
- Approved Board Minutes from February 20, 2025
- Appoint 2025 Finance Committee Members
- Approved Board Resolution on Bank Signatories

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

ACTION ITEMS

A MOTION WAS MADE and approved to approve the Enforcement Actions on account 1004285711.
A MOTION WAS MADE and approved to accept the February 28, 2025, Financial Statements.
A MOTION WAS MADE and approved to approve the Enforcement Actions on Collections.
A MOTION WAS MADE and approved to disapprove the Facility Rental Policy.
A MOTION WAS MADE and approved to disapprove the Racquet Sports Policy.

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A MOTION WAS MADE and approved with conditions on HVAC Replacements for the Clubhouse.

UPDATES ON OLD BUSINESS

General Updates –
Operations Department: Staff reported updates on gate issues, landscape enhancements, reserve projects, and landscapers.
Community Relations & Recreation: Staff reported on communication efforts, pools, tennis courts, fitness, and committees.
Finance Department: Staff reported on Collection efforts.
Compliance Department: Staff reported on the community Violations Report and ARC Committee.
Lifestyle: Staff reported on past events and upcoming summer programs.

NEW BUSINESS
The Board addresses the attending membership.

A MOTION WAS MADE and approved to adjourn the meeting at 3:40 p.m.

Approved at the September 12th, 2025 meeting of the Board of Directors.

Approved by: Fazeena Ashraf
Fazeena Ashraf, Secretary