

**RIO VISTA HOMEOWNERS ASSOCIATION, INC
ANNUAL AND ELECTION MEETING**

Date: March 27, 2019

Location: The Swinging Door
3818 FM 359
Richmond, TX 77406

Attendees: Michael Kahlenberg – President
Josh Triana– Treasurer
Dequita Brisco – Secretary

Absent:

Sussan Martinez, Montage Community Services and 26 Rio Vista homeowners were in attendance and 184 by Camillo.

1. The meeting was called to order at 7:02 p.m., with quorum established of 210 proxies and owners present.
2. Approval of the 2018 minutes: the 2018 annual meeting minutes reviewed by the owners present. Rose Stanley made a motion to approved the minutes as prepared. Jeff Galloway seconded the motion, all in favor, motion carried.
3. Guest Speakers:
 - A. Odyssey Engineering Group – Justin Ring (flood mitigation)- Justin was introduced to the community. Justin gave the owners present an update on everything that has been going to help prevent future flooding from 359 and the repairs after Harvey
 - B. YMCA – Jennifer Pinti (swim safety) Jennifer Pinti gave a presentation about the program from the YMCA that will teach swim safety to the community and all of the programs that the YMCA has for the community.
4. Election of two Directors (2):
 - a. Nominations from the floor: there were no nominations from the floor
 - b. Introduction of Nominees: Michael Kahlenberg and Joshua Triana, current board members were introduced again.
 - c. Voting/Counting of the Ballots and Election Results: There was a motion made and seconded from the floor to unanimously vote Michael and Joshua back on the board for another 2-year time period. All in favor, motion carried.

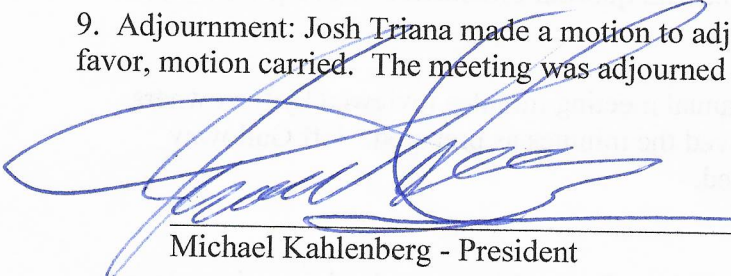
5. Financial Update: Management presented the financial update for the community. As of the end of December 2018 the association had \$119,794.49 in the operating account and \$52,285.84 in the reserve account. The association was under budget for the year of \$27,174.06, this was from a couple of projects came in under budget. The association did move an additional \$20,000.00 to the reserve account.

6. Community Update: Michael Kahlenberg gave the community dates, stated what the goals were for the upcoming year such as having the pool open longer, having a community party at the pool, putting in new swings at the park, etc. Sheriff Troy E. Nehls was present and gave the local police report. He stated that Rio Vista was a quiet neighborhood with very little crime. He invited the owners to come and tour the police station and gave out his business card.

7. MUD 145 update: Dequita Brisco is now also serving on the MUD 145 Board. She talked about how the MUD will be investigating and installing flood prevention controls in the community such as the flaps for the drains, she talked about the repairs to the area in the back of the community.

8. Homeowner Forum – garage sale and how to get more people to clean up their violations, speeding and homeowners wanting to know how to get a street light installed at the front of the community. They thanked the board for all of their hard work and keeping the community looking good.

9. Adjournment: Josh Triana made a motion to adjourn; Michael Kahlenberg seconded; all in favor, motion carried. The meeting was adjourned at 8:30 pm.



Michael Kahlenberg - President

4-7-21
Date