

RIO VISTA HOMEOWNERS ASSOCIATION, INC
ANNUAL AND ELECTION MEETING

Date: March 20, 2018

Location: Clancy's Public House
503 FM 359 Rd
Richmond, TX 77406

Attendees: Michael Kahlenberg – President
Josh Triana– Treasurer
Michelle Lemell –Secretary

Absent:

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

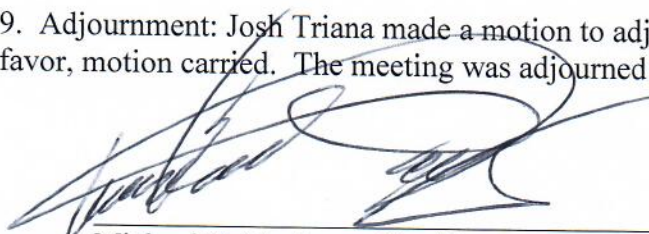
1. The meeting was called to order at 7:06 p.m., with quorum established of 210 proxies and or owners present.
2. Approval of the 2016 minutes: the 2016 annual meeting minutes were not provided by the prior management company.
3. Election of one Director (1):
 - a. Nominations from the floor: Cliff Trapani nominated himself from the floor
 - b. Introduction of Nominees: Michelle Lemell announced that she was pulling her name from the ballot as she will not be able to devote as much time to the community this year. Dequita Brisco was introduced and stated why she wanted to be on the board for Rio Vista. Cliff Trapani was introduced and stated why he wanted to be on the board for Rio Vista.
 - c. Voting/Counting of the Ballots and Election Results: Management asked owners to write Cliff's name on the ballot and to cross off Michelle's. Two homeowners were asked to pick up the ballots and tabulate the votes. Dequita Brisco has the majority vote and will serve a 3-year term on the board.
4. Financial Update: Management presented the financial update for the community. As of the end of December 2017 the association had \$56,475.06 in the operating account and \$31,358.45 in the reserve account. The association was over budget for the year of \$11,092.47 and this was because of the taxes not paid by the prior management company. As of February 28,2018, the association had \$203,413.49 in the operating account and \$38,053.73 in the reserve account.

5. 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.

6. 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. She also talked about the 2 other members of the community will be on the MUD board officially in May.

7. 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

3-27-19

Date