



RIO VISTA HOMEOWNERS ASSOCIATION
MEETING MINUTES

MEETING DATE: February 23, 2021

LOCATION: held via ZOOM
<https://zoom.us/j/94216969020?pwd=OVI4Nit5VTJiTINTaWkzVWxMbDFhZz09>

SUBJECT: February 2021 Board Meeting

PARTICIPANTS:

Michael Kahlenberg
Dequita Brisco
Josh Triana

OTHERS IN ATTENDANCE:

Jackie Williams, representing Managing Agent: Montage Community Services

No homeowners present

- I. CALL TO ORDER: The Board meeting was called to order at 6:37 p.m. by Michael Kahlenberg, President.
- II. APPROVAL OF MINUTES
 - a. The minutes from December 8, 2020 were presented to the Board for consideration. Dequita Brisco made a motion to approve the meeting minutes as corrected. Josh Triana seconded the motion, motion carried.
- III. FINANCIAL REPORT: DECEMBER 31, 2020
 - a. As of December 31, 2020, the Association had \$118,840.04 in the operating account and \$129,691.57 in the reserve account. As of December 31, 2020, the outstanding delinquency was \$26,372.42. The Association is \$59,985.40 under budget year-to-date expenses and we have collected \$13,791.02 more than budgeted. The Board had no questions at this time. A motion was made by Dequita Brisco to accept the financials as prepared. Josh Triana seconded the motion, motion carried.
- IV. OLD BUSINESS
 - a. Annual Meeting Discussion
 - i. The Board had a discussion regarding scheduling the 2021 Annual Meeting in April. Depending on weather, the meeting can be held outside at the pool house.

V. NEW BUSINESS

a. 2021 Pool Contract

- i. The Board reviewed the Trident Aquatics 2021 Pool Contract for \$35,520.00. Dequita Brisco made a motion to approve the 2021 Pool Contract. Josh Triana seconded the motion, motion carried.

VI. HOMEOWNER FORUM

VII. SCHEDULE OF NEXT MEETING: To Be Determined

VIII. MEETING ADJOURNMENT OF OPEN SESSION

- a. There being no other business to discuss, Dequita Brisco made a motion to adjourn to Executive, Josh Triana seconded the motion, motion carried. The meeting was adjourned to Executive at 6:48 p.m.

Respectfully Submitted:

MONTAGE COMMUNITY SERVICES

Signature and Title

Date