



RIO VISTA HOMEOWNERS ASSOCIATION
MEETING MINUTES

MEETING DATE: May 27, 2021

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

SUBJECT: May 2021 Board Meeting

PARTICIPANTS:

Michael Kahlenberg
Dequita Brisco
Josh Triana

OTHERS IN ATTENDANCE:

Jackie Williams, representing Managing Agent: Montage Community Services
1 homeowner present

- I. CALL TO ORDER: The Board meeting was called to order at 6:33 p.m. by Michael Kahlenberg, President.
- II. APPROVAL OF MINUTES
 - a. The minutes from February 23, 2021 were presented to the Board for consideration. Dequita Brisco made a motion to approve the meeting minutes as presented. Josh Triana seconded the motion, motion carried.
- III. FINANCIAL REPORT: April 30, 2021
 - a. As of April 30, 2021, the Association had \$204, 828.63 in the operating account and \$133,089.32 in the reserve account. As of April 30, 2021, the outstanding delinquency was \$36,866.32. The Association is \$1,862.64 under budget year-to-date expenses and we have collected \$4,557.75 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. Pool House Repairs Update
 - i. The tentative date for Watchmen to complete the repairs is June 3rd. There were some parts that were backordered.
- V. NEW BUSINESS
 - a. Review Pressure Washing and Restriping the Pool Parking Lot Proposals

- i. The Board reviewed the proposals from JAK Environmental, Watchmen and JrD. The Board tabled the proposals and requested to include pressure washing the pool house building, pool deck and re-painting the no parking and handicap zones.
- b. Discuss Amending the Declaration of Covenants, Conditions, and Restrictions for Rio Vista
 - i. The Board discussed amending the CCR's to represent and reflect the collective interest of the community. The Board will further review and provide the proposed changes. Then, the proposed changes will be provided to the Attorney to prepare the amendments for the Board to review.

VI. HOMEOWNER FORUM

- a. A homeowner had a concern regarding the CCR's and agreed that the CCR's should be changed to clearly detail and define the issues that owners can and cannot do that affect the community.

VII. SCHEDULE OF NEXT MEETING: To Be Determined

VIII. MEETING ADJOURNMENT OF OPEN SESSION

- a. There being no other business to discuss, Michael Kahlenberg made a motion to adjourn to Executive, Josh Triana seconded the motion, motion carried. The meeting was adjourned to Executive at 6:58 p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES

Signature and Title

Date