

Rio Vista Homeowners Association, Inc.

Meeting Minutes

MEETING DATE: November 29, 2022

LOCATION: Virtually via Zoom

SUBJECT: November 2022 Board Meeting

PARTICIPANTS:

Michael Kahlenberg – President

Dequita Brisco – Secretary

ABSENT:

OTHERS IN ATTENDANCE:

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

- I. CALL TO ORDER: Executive session was called to order at 6:45 p.m. by Michael Kahelnberg
- II. DEED RESTRICTION REPORT – The Board reviewed the current violation report.
- III. DELINQUENCY REPORT – Montage reported on all delinquent accounts
- IV. ATTORNEY STATUS REPORT – October attorney status report has not been provided. No additional legal collection action was requested.
- V. ADJOURN TO OPEN SESSION
 - a. There being no further executive business to discuss, Michael Kahlenberg made a motion to adjourn to open session. Dequita Brisco seconded the motion, all in favor, motion carried. Executive session was adjourned at 7:00 p.m.
- VI. CALL TO ORDER: Open session was called to order at 7:06 p.m. by Michael Kahelnberg
- VII. REVIEW AND APPROVAL OF MEETING MINUTES
 - a. The minutes from August 9, 2022 were presented to the Board for consideration. Following review and discussion, Dequita Brisco made a motion to approve the August 9, 2022 meeting minutes, Michael Kahlenberg seconded the motion, all in favor, motion carried.
- VIII. FINANCIAL REPORT
 - a. Jackie Williams reviewed the October 2022 financials which are also provided on the Fronsteps Resident Portal. Following review, Dequita Brisco made a motion to approve the financials as presented. Michael Kahlenberg seconded the motion, all in favor, motion carried.

IX. New Business

a. 2023 Budget

i. The board will consider and vote on the 2023 Assessment Rate

1. Following review and discussion, Dequita Brisco made a motion to set the 2023 Assessment rate of \$450.00 at the same rate as the previous year. Michael Kahlenberg seconded the motion, all in favor, motion carried.

ii. The board will consider and vote on the 2023 budget

1. Following review and discussion, Dequita Brisco made a motion to approve the 2023 Budget. Michael Kahlenberg seconded the motion, all in favor, motion carried.

b. Initiation of Collection Actions, Foreclosure Actions, and Deed Restriction Enforcement Actions

i. Collection Authorization Action Account #100803900

1. Following review and discussion, Michael Kahlenberg made a motion to postpone forwarding the account to the Attorney until the next board meeting. Dequita Briscoe seconded the motion, all in favor, motion carried.

ii. Collection Authorization Action Account #100803870

1. Following review and discussion, Michael Kahlenberg made a motion to postpone forwarding the account to the Attorney until the next board meeting. Dequita Briscoe seconded the motion, all in favor, motion carried.

iii. Collection Authorization Action Account #100800932

1. Following review and discussion, Michael Kahlenberg made a motion to postpone forwarding the account to the Attorney until the next board meeting. Dequita Briscoe seconded the motion, all in favor, motion carried.

X. HOMEOWNERS OPEN FORUM

- a. The floor was open to owners present and there were no questions or concerns.

XI. SCHEDULING OF NEXT MEETING:

- a. The next meeting of the Rio Vista Homeowners Association will be determined and announced once the date is scheduled.

XII. MEETING ADJOURNMENT

- a. There being no further business to discuss. Dequita Brisco made a motion to adjourn to meeting. Michael Kahlenberg seconded the motion. All in favor, motion carried. The meeting was adjourned at 7:25 p.m.

Respectfully Submitted By:
MONTAGE COMMUNITY SERVICES

APPROVED: _____

Signature and Title

_____ Date