



RIO VISTA HOMEOWNERS ASSOCIATION  
MEETING MINUTES

**MEETING DATE:** December 8, 2020

**LOCATION:** held via ZOOM  
<https://zoom.us/j/94216969020?pwd=OVI4Nit5VTJiTiNTaWkzVWxMbDFhZz09>

**SUBJECT:** December Board Meeting

**PARTICIPANTS:**

Michael Kahlenberg  
Dequita Brisco  
Josh Triana

**OTHERS IN ATTENDANCE:**

Jackie Williams, representing Managing Agent: Montage Community Services  
(3) homeowners present

- I. CALL TO ORDER: The Board meeting was called to order at 6:33PM by Michael Kahlenberg. President.
- II. APPROVAL OF MINUTES
  - a. The minutes from September 22, 2020 were presented to the Board for consideration. Michael Kahlenberg made a motion to approve the meeting minutes as corrected. Dequita Brisco seconded the motion, motion carried.
- III. FINANCIAL REPORT: October 31, 2020
  - a. As of October 31, 2020, the Association had \$105,211.90 in the operating account and \$127,992.02 in the reserve account. As of October 31, 2020, the outstanding delinquency was \$28,763.03. The Association is \$47,297.99 under budget year-to-date expenses and we have collected \$3,920.87 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 will discuss the Annual Meeting in Executive
- V. NEW BUSINESS
  - a. Fence Extension Proposal

- i. The Board reviewed the Southern Carpentry fence proposal Add to existing fence at the front of Rio Vista, pressure wash both sides of existing fence and add a sealer to both existing fence for a total of \$5,725.00. Josh Triana made a motion to approve the Southern Carpentry fence proposal. Dequita Brisco seconded the motion, motion carried.

VI. HOMEOWNER FORUM

- a. Homeowner A asked a question regarding if the Annual Assessment amount will be decreased. The Board stated the 2021 Assessment was finalized and will remain the same amount due to the additional expenses to have the amenities open.
- b. Homeowner B asked if the playground is being disinfected. The Board stated that when the park was shut down, the playground equipment was sanitized several times. We are no longer disinfecting the playground.

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 at 6:46PM.

Respectfully Submitted:  
MONTAGE COMMUNITY SERVICES

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Signature and Title

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Date