

RIO VISTA HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
****GENERAL SESSION****

Date: January 20, 2020

Location: Montage Community Services
1006 Thompson Rd, Suite 100, Richmond TX 77469

Time: 6:30 PM

Attendees: Michael Kahlenberg – President
Josh Triana– Treasurer
Dequita Brisco- Secretary

Absent:

Sussan Martinez, Montage Community Services, no Rio Vista homeowners were in attendance.

1. The meeting was called to order at 6:32 pm by Michael Kahlenberg, Rio Vista Board President.
2. Approval of the July 31, 2019 minutes: the board reviewed the minutes as prepared by management. Dequita Brisco made a motion to approve the minutes as prepared. Michael Kahlenberg seconded the motion, all in favor motion carried.
3. Review/Approval of the Financials
 - A. July-December 2019 Financials: The July-December 2019 Financials were reviewed and there were no additional questions at this time. Josh Triana made a motion to accept the financials as prepared. Michael Kahlenberg seconded the motion, all in favor, motion carried. As of the end of December 31, 2019 there was \$76,858.57 in the operating accounts and \$119,276.42 in the reserve accounts. The outstanding receivables is \$21,431.84. Currently the association is over budget \$17,517.96 year to date. This is from the pool house renovations and the park upgrades.
 - B. Delinquent accounts-the board is taking action on all accounts that are delinquent either with attorney action or payment arrangements.
4. Old Business:
5. New Business:
 - a. Park Shade cover: the shade cover in the park is looking very old. Management will get proposals for the replacement of the shade cover.

- b. Screening on the pool fencing: Management will get proposals for the replacement of the pool fence screening.
- c. Movie Night: Dequita Brisco will heading up the first movie night and it will tentatively scheduled for March 14th or the 21st .
- d. Pool Opening: the pool will be opening May 2st or 23rd waiting on confirmation from pool company. We will also be scheduling another event with the YMCA for their SAW program in June.
- e. National Night Out: Stephanie Triana volunteered to head up National Night Out.
- f. Garage sales:
- g. Review and revision of the Deed Restrictions: the board will review the deed restrictions for revisions specific to the community, once completed it will be sent to the community for vote.

Homeowner Forum – No additional comments at this time.

- 7. Scheduling of next board meeting: Board meeting schedule for 2020 is as follows:
 - Annual Meeting: March 25th at the Swinging Door
 - Board Meeting dates: May 5th, August 4th and November 10th, they will be held at the management office.
- 8. Adjournment: Michael Kahlenberg made a motion to adjourn; Dequita Brisco seconded; all in favor, motion carried. The meeting was adjourned at 7:52 pm.

Dequita Brisco – Secretary

Date