

May, 2016

In this Issue:

- Board of Directors Election Set
- Website Online
- Financial Information
- Contract News
- Repair Information
- Systems Replaced
- Who Are You?
- Architectural Control

Inside this issue:

Financial Background 2

Financial Background 2

Contracts and Repairs 2

Major Systems 3

Who Are You? 3

Architectural Control 3



Rivers Run
Homeowners' Association

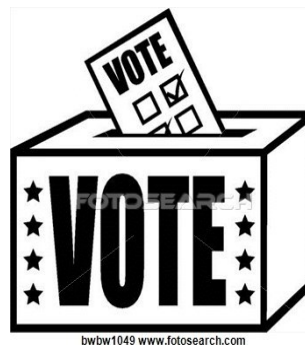
News of
the Day

Board of Directors Election Set

Our Board of Directors was appointed by our Developer effective December 1, 2015 with the intent an elected board will replace it when the Developer Period ends. That is defined as when the last lot is sold to a non-builder owner and is expected to be late 2016 or early 2017.

However, our community has passed the point defined in Texas statutes where 2 board members must be elected, even before the Developer Period ends. Therefore, two board members will resign and stand for election at a special election scheduled for June 6, 2016 at 7:00 PM in the Recreation Center.

Owners of record as of May 2, 2016 will be eligible to vote in person or by proxy. Genesis will be on-site at 6:30 to register those wishing to vote.



Please bring identification which shows your address for registration.

Property owners interested in being considered as candidates must inform Kristin Henderson by May 2. If more than 2 candidates are nominated, the 2 receiving the highest number of votes will be elected to serve until the full board election which will be called after the Developer period ends.. A proxy form is included as Page 4 of this newsletter.

Please put this important date on your calendar. If you cannot attend, please designate someone via proxy to represent you.

HOA Website up and Running

Our association has its own website located at

www.RiversRunHOA.com



Important information including meeting minutes, financial reports, HOA founding docu-

ments, and deed covenants (restrictions) are available there.

Important phone numbers, dates and information are posted there as well.

In some cases, hot links will take you directly to Genesis Community Management's website.

Bookmark this site and visit it often. All important HOA hap-

penings will be posted for your information.

Other important dates including the recent community garage sale and the pool schedule have been posted





“Income is running slightly ahead of budget. Expenses are slightly below budget. All current expenditures are being paid as they are encountered.”



Financial Background

Those of you who have attended Board of Directors meetings since January are aware of our financial situation. For others, here is a brief synopsis.

When the Board was established December 1, one of the first actions was to hire Genesis Community Management as our association managers. This was after having vetted several companies and determining them to be the best qualified for our size commu-

nity. We have been very pleased with their work. Most of the emphasis has been placed in getting our finances in order. As we have worked through this we have determined the past managers had left us with no reserve funds and approximately \$40,000 in unpaid bills. Genesis has worked tirelessly to assist in getting books in order and bills paid.

An obvious question is, “What happened to the money?” We

have carefully reviewed all financial transactions for last year and to date it appears simply to have been poor management. Expenditures were made with apparently little concern as to value for the dollars expended. The BOD has engaged a CPA to complete an audit of 2015 business to assure that data going forward to the current year is valid and to determine if there are any changes or corrections are needed.

Financial Progress

The board of directors worked with Genesis to build a reasonable but conservative budget for 2016. Based on the first three months’ results, we are doing very well.

The stated objectives are to pay all the outstanding bills, pay-as-you-go on all current purchases, and begin to build reserve funds in order to handle unexpected and

capital expenditures.

All uncontested back bills have been paid and negotiations are under way to clear those discrepancies. Our Developer provided us with an interest-free loan in order to meet early cash flow needs. That loan is still outstanding but it will be funded soon.

To date, exactly as should happen with a properly drawn budget, income is running slightly ahead of budget and expenses are slightly below budget, and all current expenditures are being paid as they are encountered.

We are beginning to fund some reserve cash! We expect this to continue throughout the year.

Contracts and Repairs

Most of our expenditures are under annual contracts. Those contracts have been reviewed and either renewed or replaced. New providers have been engaged for landscape maintenance and community management. Lake management responsibility has been transferred to the municipal utility district (MUD).

Many day-to-day maintenance

items had gone without attention for a very long time by previous management. Watchmen Services has been engaged to handle those and many special projects. Most noticeable is the progress being made in refurbishing the Rec Center both inside and outside. Two rusted doors have been replaced, the numerous stucco cracks have been repaired and the building has been painted inside

and out. Significant interior repairs were completed in both the Rec Center and the pump house.

Fences have been repaired and painted. Park trash is emptied regularly. The front fountains have been repaired and new lights soon will be replaced in them. Restrooms and exercise equipment are always clean and sanitized....just to name a few things.

Major Systems Replaced

It has been determined that the Rec Center suffered a major electrical event last Spring. As a result, the electrical security equipment located there has all failed.

All security cameras and recording equipment have been replaced. That equipment is now working and continues to be fine tuned.

Additional cameras will soon be placed on the exterior of the building. Along with the parking

lot lights that were recently installed, this will provide significant security coverage.

The other system that failed completely is the card key locking system. All readers and the central controller have been replaced. That work had been completed and is currently being brought on line. Unfortunately, all existing card keys must be reprogrammed into the new equipment. (See next article).

Pool pump systems have been repaired and additional chlorination gear installed.

The splash pad has been repaired and the surface repainted. In order to eliminate the rust issue there and on the buildings, plumbing changes have been made to use potable water instead of well water for irrigation and the splash pad



Let Us Know Who You Are

As noted above, all access cards will need to be reprogrammed for the new equipment. We apologize for any inconvenience but there was no other way.

A few weeks ago Genesis sent email regarding this to all our residents who had provided them with an email address. This is the most way of communicating.

Unfortunately, less than one-third have done this. If you are among the other two-thirds, please do this as soon as possible. Just go to our website:

www.RiversRunHOA.com

It will link you to Genesis' website where you will want to establish an account.

Then they and we can reach you very efficiently.

While you are on either website, ask that your cardkey be programmed or ask for one if you never received one. You will need it very soon in order to access the pool or the exercise room.

You will need your reprogrammed card key very soon in order to access the pool or the exercise room.

Request Architectural Control Approval

Spring and Summer are the seasons for outdoor projects and additions such as patio extensions and covers and pergolas. These are wonderful improvements to our property.

Please remember that advance approval is necessary for any outdoor addition or change. This is necessary to assure such changes are in compliance with neighbor-

hood norms and within the positional requirements on the property.

It is a very simple process: Go to our website (By now you know where it is)

www.RiversRunHOA.com

Print out the Architectural Control Committee request form and

send it to Genesis. Be sure to include all requested information. We have instituted a fast-track method to approve simple requests. If it is complicated or questions it might take a little longer but please wait for approval before beginning work. If you are using a contractor, they should be able to complete the request for you; they have already done it for others so they know how.



River's Run at the Brazos HOA, Inc.
PROXY FORM

I, We _____, being the owners of the property located at

_____, and being a member of the River's Run at

the Brazos HOA, Inc. do hereby grant my/our proxy to _____
cast his/her vote as he/she sees and to conduct business at the Special Meeting scheduled for
Monday, June 6, 2016 at the Rec center, 1102 Butterfly Lane, at 7:00 PM. Should this meeting
have to be rescheduled for any reason, this proxy shall be valid for the rescheduled date. I/We
understand that I/We may revoke this proxy in writng or in person at or prior to the
June 6, 2016 Special Meetng. If I/We have not designated anyone, the proxy shall automatically be
assigned to Cheryl Trent, currently serving as Secretry on the Board of Directors.

Please return this Proxy Form to Genesis Community Management, Inc. 9700 Richmond Ave.,
Suite 230, Houston, Texas 77042 before June 1, 2016 if you do not plan to attend.

I/We authorize the use of this proxy for .casting our vote as he/she sees fit.

Date: _____

Signed: _____

Genesis Community Management, Inc.
9700 Richmond, Suite 230 • Houston, TX 77042
(713) 953-0808 • Fax (713) 952-397