

**Riverchase Board Meeting**

**Monday 15 January 2007**

**Home of DeeDee Utley**

**1800 Stone Glen Drive**

**JANUARY BOARD MEETING**

**Minutes**

Call to order 6:35 P.M

H.A. "Hoss" Smith-President

Establishment of Quorum

H.A. "Hoss" Smith-President

**Agenda**

- Minutes 18 December Deirdre Utley – approved as read vote 5-0
- Treasurers Report---Armando Gonzales
  1. October Treasurer Report
  2. December Treasurer Report
  3. 2007 Budget update/revision
- **OLD BUSINESS**
- Committee Volunteers
  - Landscape-Bob Graff – no volunteers
- **COMMUNITY UPDATES**
- *Pool Locks-Richard Vaughn and Cylinda Walker Two bids still looking for 3<sup>rd</sup> bid. Will report via email*
- *Entrance Signs/Common Area Signs--DeeDee Utley and Richard Vaughn – Richard showed one of the signs that were being built. Everyone agreed that they looked very nice. Verbage for the signs was discussed and decided on*
- *ACC Requests--DeeDee Utley - no active requests right now*
- *ACC Update-DeeDee Utley – Committee met for the first time*
- *Social Committee Update – no social committee*
- *Communications Committee Update – Nothing to report*
- *Landscape Committee Update – nothing to report*
- *Pool Bike Rack Update-Bob Graf – being built by school we are hoping to have this completed by spring. May 1.*

## NEW BUSINESS

- Gate Decorations-DeeDee Utley – Will start taking down this week.
- ACC: Grandfathered sheds – looked over report given to DeeDee by Principal. Board members will look at each shed that did not ask for approval.
- **Contract Reviews**
  1. **Property Management Contract** – Board reviewed three new contract and Principals new contract. Principal was chosen with a monthly price of \$934.40 per month for 12 months. Richard made the motion to accept principals contract. Motion 2<sup>nd</sup> by DeeDee with a vote of 4-1. Bob Graf opposing.
- Adjourn at 8:35pm

Executive Session

**Riverchase Board Meeting**  
**Monday 19 March, 2007**  
**MARCH BOARD MEETING**

**MINUTES**

Call to order 6:32 P.M

H.A. "Hoss" Smith-President

Establishment of Quorum

H.A. "Hoss" Smith-President

Hoss Smith, DeeDee Utley, Richard Vaughn and Bob Graf were present. Armando Gonzales had given his proxy to Hoss Smith

**Agenda**

- **Meeting W/Fallas Landscape** – Jeff with Fallas Landscape was here to give a bid for extra work to be done in the pool and playground area and to answer any questions the board has with regard to the up coming landscape contract. The only questions the board had were regarding moving the summer color planting to the first of May. Also discussed was the mowing of the back west common area. If Tru Green does not come out and mow by April 1 then Fallas will mow first week in April.
- **Minutes 19 February Deirdre Utley** - Read. Motion for approval by Richard, 2<sup>nd</sup> by Bob Graf. 5-0 vote.
- **February Treasurers Report---****Armando Gonzales** – Armando was not present however he did email the report to the board just before the meeting. It read, as of 3-19-07 we have \$57,248.99 in the operating account. That includes \$8,442.35 received from homeowners on the second assessment dues and fines (75 homeowners). We currently have \$9,813.62 in uncollected dues and fines from 52 homeowners in the community. Included in the email was a motion to move \$25,000.00 to the money market account by the first of April and a motion to move \$5,000.00 each quarter to the money market account to maximize the amount of return to the association's money. To the motions DeeDee 2<sup>nd</sup>. With a vote of 5-0. Treasurer's report accepted 5-0 vote.

• ***OLD BUSINESS***

- **Pool Lock up Date-Richard Vaughn** – Gentleman doing the job has been ill. Project will start the 1<sup>st</sup> week of April provided a time and date can be worked out to have both the contractor and the welder here on the same day.

- **Entrance Signs up Date-- Richard Vaughn – Posts are finished just waiting for the signs to come in this week. Should be in the ground within two weeks.**
- **ACC Requests, chimneys--DeeDee Utley – ACC has noticed that many of the chimneys of Riverchase homes are in need of paint. Board has decided at this time not to fine or send out a separate letter but instead to post something on the website and see what the response is.**
- **Pool Opening Date – Board decided on a May 1<sup>st</sup> open date.**
- **Pool Bike Rack Update-Bob Graf – Will tell the school that the rack is needed by April 15 so that hopefully we can have it in the pool area by May1 pool open date.**

• **NEW BUSINESS**

- **Future meetings – Suggested that Board meetings be held every other month in stead of every month. Vote 3-2 with Richard, Bob, and DeeDee voting for every other month and Hoss voting for him and with Armando’s proxy voting against.**
- **Community garage sale – Board has decided to put the sale in the Wylie paper and the Dallas morning news.**
- **Social Committee Fundraiser – DeeDee brought discussion about a summer fun party being held for the residents of Riverchase but benefiting the Rita Smith PTA. There are residents willing to help plan this and they are asking for \$800 for the party. No residents will be denied access however a \$5 per family donation will be suggested. Also there will be a table with items on display asking residents if they would like to donate to Rita Smith certain items. Richard motioned to give this ad hock social committee \$800 to have the party in benefit of Rita Smith School. Bob 2<sup>nd</sup>. 5-0 vote.**
- **Sprinkler repairs – Richard Vaughn is setting up time with Fallas Landscape to go threw all sprinklers and make repairs as needed.**
- **Adjourn at 7:51pm**

Executive Session

**Riverchase Board Meeting**  
**Monday 21 May, 2007**  
**MAY BOARD MEETING**  
Richard Vaughn Home

Call to order 7:20 P.M.

H.A. "Hoss" Smith-President

Establishment of Quorum

H.A. "Hoss" Smith-President

Quorum was established. Bob Graf was the only board member not present. New property manager was there.

**Minutes**

- **Minutes 19 March Deirdre Utley** – Richard Motioned to accept minutes, Hoss 2<sup>nd</sup>. 4-0 vote.
- **March & April Treasurers Report---Armando Gonzales** – Money spent in March was \$16,301, with a YTD of \$39,532. So far there is a surplus of \$23,552.80. DeeDee Motioned to accept, Richard 2<sup>nd</sup>, 4-0 vote  
Money spent in April was \$9,570.69 with a YTD of \$25,549. Surplus of \$26,604.11. At this time there is \$14,671.10 owed to Riverchase in dues and fines. Of that \$7,246.47 is only 30 days over due. We also have \$12,477.75 that is prepaid dues. Hoss motioned to accept April's report, Richard 2<sup>nd</sup>. 4-0 vote.

• **OLD BUSINESS**

- **ACC Requests—Dee Dee Utley** – No outstanding requests. We fell behind after the tornado but are back on schedule. Board had a discussion and it was decided to give residents affected by the tornado 120 days from April 1 to complete repairs affecting ACC guidelines.
- **Pool Opening Date**
- **Pool Bike Rack Update-Bob Graf—*If School is not finished with it--Purchase a Bike Rack***
- **Pool Gate Lock---Cost?---Richard Vaughn** –about \$4600 total. Currently working on a solution so that people can not open gate by sticking their hands through the door. Should be done by May 31.

• **NEW BUSINESS**

- **Garage Sale Up Date-----Cost-----Dee Dee Utley** – Total costs were within budget. HOA paid for signs, and ads in Wylie paper and Dallas Morning news.
- **Letter to post on website regarding up-keep/paint chimneys** – Hoss will add this to his Presidents letter to be posted on the Riverchase website.

- **Animal Control Letter to be posted on website** - Hoss will add this to his Presidents letter to be posted on the Riverchase website.
- **Motorized Vehicles in common area—website posting** - Hoss will add this to his Presidents letter to be posted on the Riverchase website.
- **Change Assessments signs @ three entrance—Richard Vaughn** – Will complete this week and change 30 days after assessments are due.
- **Stop signs at Stone Crest and Rushing Way** – Richard will find costs and Armando will contact residents that are going to be affected and let them know what is going to happen. Will email vote with final costs.
- It was decided that because the board has gone to ever other board meeting some special meetings will be called to accommodate homeowners wanting an audience with the board.
- **Adjourn at 8:26pm**

Executive Session

**Riverchase Board Meeting**  
**Monday 16 July 2007**  
**JULY BOARD MEETING**  
**H.A. "Hoss" Smith Home**  
**2005 Stonecrest Trail**

**Minutes**

Call to order at 6:42 P.M

H.A. "Hoss" Smith-President

Establishment of Quorum

H.A. "Hoss" Smith-President

Quorum established, Lisa Beckman, Hoss Smith and DeeDee Utley Present. Penny Staley present for the Management Company

**Agenda**

- **Minutes 21 May Deirdre Utley** – Minutes were emailed to all board members prior to the meeting. Hoss motioned to accept the minutes as received by email. DeeDee 2<sup>nd</sup>. 3-0 Vote
  
- **June & July Treasurers Report---Armando Gonzales** – Armando was not present however he emailed his reports to all board members prior to meeting. His report stated that the May actual was \$20,213.99 against a budget of \$8,536.00. However for the Year we are under budget by \$14,916.12. The reason for the overage was because of the social committee Thank you BBQ, Landscaping done by the pool and play ground, and the pool security access. These items were all approved. The report was also for June, and it stated that we had an actual of \$11,722.00 with a budget of \$16,399.00. Total YTD: we are UNDER budget by \$19,593.12
  
- **OLD BUSINESS**
  
- **ACC Requests— ACC Approved & Denied-Dee Dee Utley** – There are no outstanding requests
- **Pool Bike Rack Update-Purchase or wait Until off season-** It was decided by all members present that this was a purchase under \$500 and that Hoss should go ahead since we have been waiting 2 years for a bike rack.
- **Pool Chairs—Purchase or wait until off season?** – DeeDee Utley motion that the association purchase 4 new lounge chairs, 5 new upright chairs, and 2 small side tables for the pool. Hoss gave the 2<sup>nd</sup>. Passed with a 3-0 vote.
- **Pool Gate Lock--- Quantity Issued--- Vaughn/Smith** – Nothing new, Hoss keeping master list of all cards given out. Both Richard and Hoss have keys to give residents.

- *Pool Gate Repairs*---Richard Vaughn – Tabled until next meeting
- *Stop Signs Stone Crest & Rushing Way*---Armando – Tabled until next meeting
- *Website Posting*---Paint Chimneys, Animal Control, Motorized Vehicles—Smith – Done. Posted on website

## NEW BUSINESS

- **Community Watch** – Board is going to invite Donna Valdepena from Wylie PD to join us a National night out and to our next board meeting to hear what is involved to starting a community watch program.
  - **Pool Security Cameras** – Item dropped after discussion.
  - **Pool Blast Building and stain**—1. Cost—Who? 2. Time Frame – Lisa Beckman to get 3 bids.
  - **Fence Painting—Outside Fence and pool area**—1. Cost (Who?) 2. Time Frame – After discussion, board decided it would be best to wait until after 1378 road work is completed.
  - **Creek Erosion—Fallas Landscape**---Cost- Bid from Fallas came in at \$8559.87 to fix the erosion in the creek area behind the homes on Eastfork. DeeDee Motioned to accept the bid and go ahead with the work, Lisa 2<sup>nd</sup>, vote 3-0
  - **Smith Elementary PTA Fund Raising**—Utley topic tabled because DeeDee has a meeting with Mr. Winn tomorrow morning at 8:30am
  - **Community Church BBQ in conjunction W/Smith Elementary PTA Fund Raising** – DeeDee will contact Rebecca Flick to start plans
  - **Verizon FIOS request**---H.A. Smith Verizon contacted Hoss and wanted to “sponsor” a social activity but be able to advertise to the neighborhood at the event to try and sign up residents. The board against the idea. Hoss will notify.
  - **Annual Homeowners Meeting—October??** Board decided to keep the usual 3<sup>rd</sup> Monday of the month date. So the date will be October 15.
1. **Wylie Community Center?** The Community center is still the least expensive. Board decided to have the meeting at this location.
  2. **Rita Smith Elementary** Cost of meeting there would be about \$250. Board decided against having the meeting at the new school
  3. The board also decided that the residents might like to hear from Mr. Winn about the new school, a WISD representative to answer question about the land, and someone from the city on the 1378 expansion. Hoss will be contacting all of these people to ask them to speak at the annual meeting in the 30 or so minutes before the business.
- **Next Board Meeting August or September will be in August.**

**Meeting adjourned at 7:53pm**

Executive Session



Riverchase Board Meeting  
Monday 19 November, 2007  
NOVEMBER BOARD MEETING  
H.A. "Hoss" Smith Residence  
2005 Stonecrest Trail

AGENDA

- Call to order at 6:35 P.M. H.A. "Hoss" Smith – President
- Establishment of Quorum H.A. "Hoss" Smith – President
- Quorum was established with Lisa Beckman, John Sanders, Richard Vaughn, Hoss Smith.

AGENDA

- **Riverchase Website – JoAnn Elliott.** Joann's request to step down from administrator of the website and hand over to Lisa Beckman.
- **Riverchase 2008 Directory – H.A. Smith.** It was discussed we need to submit a request for our 2008 residents directory.
- **Minutes 17 September – Bradley Miller.** Minutes for September meeting were read and approved with vote 5-0.
- **October Treasurers Report – John Sanders.** *YTD Actual Expenses vs. YTD Budget* – \$105,000.00 vs. \$117,000.00 ( \$12,000.00 under budget ).

OLD BUSINESS

- **ACC Request / ACC Directory – H.A. Smith.** Hoss will serve as chairperson for the ACC Committee in the interim.
- **Review of '07 Actual vs. '08 Budget – John Sanders.** John still working on financials.
- **Review of October Annual Meeting – H.A. Smith.** Poor turn out from residents in the Riverchase community.

## NEW BUSINESS

- **Discussion of 2008 Contracts** – It was suggested we send a letter to our vendors (Landscape, Pool & Pond) requesting to hold their pricing for 2008.
- **Ordinance to City of Wylie Council – Richard Vaughn.** Richard discussed how he was working with the Wylie City Manager & Police Chief on handling the questions / issues of the ordinance.
- **Riverchase Tornado Damage – Penny Staley & Brad Miller.** – Confirmed all but one resident on Rushing Way had completed their tornado damage repairs. Penny to submit a letter to homeowner.
- **Pool Closing – Richard Vaughn.** Richard had confirmed the pool is locked until next spring.
- **Pool Chairs / Bike Rack – Richard Vaughn.** Richard discussed we will need new chairs & bike rack before the pool opens next year. Lisa was going to check on pricing of both items.
- **FM 1378 Concerns – Richard Vaughn.** Richard to discuss with Wylie City Engineer about drainage for proposed road.

**Meeting adjourned at 8:30pm.**

