

Riverchase Board Meeting
Monday 21 January, 2008
JANUARY BOARD MEETING
John Sanders Residence

AGENDA

Call to order at 6:30 pm H.A. "Hoss" Smith – President
Establishment of Quorum H.A. "Hoss" Smith – President

Quorum was established with Lisa Beckman, John Sanders, Bradley Miller and Hoss Smith.

AGENDA

- **Minutes 17 December – Bradley Miller.** Minutes for December were approved. John Sanders motioned to accept, Lisa Beckman 2nd. Approved 4 – 0
- **December Treasurers Report – John Sanders.** YTD Actual vs. YTD Budget - \$ 126,601.17 vs. \$ 135,662.00.
- **2008 Budget Proposal – John Sanders.** John created a spreadsheet which reflects 2007 budget vs. actual and 2008 proposed budget. Changes needed to be made (working with Penny Staley) and final copies to be emailed to board members for approval.

OLD BUSINESS

- **ACC Request; ACC Approved & Denied – Hoss Smith.** 1 Request – Storage Building on Stonecrest. Homeowner received Wylie permit prior to ACC request.
- **Exit Gate Breakfast – Bradley Miller.** Due to inclement weather and conflicting schedules with board members, the gate breakfast has been postponed until further notice.
- **Pool Area – Lisa Beckman.** Lisa to order bike rack and pool chairs. All items to be delivered to the attention of Brad Miller at his workplace.
- **Easement Ordinance – Hoss Smith.** February 11th meeting. Any HOA board member is welcome to attend.
- **FM 1378 (Country Club) 6 Lane Impact – Hoss Smith.** Hoss to meet / discuss with city engineer. Issues in question – drainage and sprinklers.

NEW BUSINESS

- **Riverchase 2008 Directory – Hoss Smith.** Out of 292 homes, only 49 were returned. It was agreed we were going to extend the deadline for responses to February 15, 2008. B. Coombs is giving back the responsibility to Hoss & HOA board members.
- **BB, Paint Ball Guns – Hoss Smith.** Posting on website / bulletin board of children at the pond shooting at the ducks.

Meeting adjourned at 8:12 pm.

Riverchase Board Meeting
Monday 15 February, 2008
February BOARD MEETING

Lisa Beckman
Stone Glen

AGENDA

Call to order 6:30 P.M

H.A. "Hoss" Smith-President

Establishment of Quorum

H.A. "Hoss" Smith-President

- Hoss Smith, John Saunders, Lisa Beckman and Richard Vaughn are all present
 - Penny Staley is present for Principal Management group.
- Bradley Miller is not at the meeting due to a personal conflict
 - Richard Vaughn has the proxy for Bradley Miller

Agenda

- Minutes 21 January Bradley Miller
 - Sent out via E-mail
 - Minutes were approved with corrections. 5-0
- January Treasurers Report---John Sanders
 - Over budget 2000.00, from the one time bike rack expense and pool furniture.
 - Total expenses were 9683.15 for January against a budget of 11530.00.
 - Penny reports that all bills are paid for January as far as she is aware of.
 - Hoss motions to accept January treasures report, R. Vaughn seconds. 5-0 approval
- **OLD BUSINESS**
- ACC Requests-H.A. "Hoss" Smith
 - None to report.
- Gate Exit Breakfast---Bradley Miller---
 - Held off until next meeting when brad can attend.
- Christmas Lights ---HOA Board
 - 2 Violation letters are being sent.
- FM 1378 (Country Club) 6 Lane---Impact -Richard Vaughn-H.A. Smith

- No Actions have been taken yet
- Riverchase Directory---Go Forward or "Scarp"—HOA Board
 - Only received 63 responses, 55 wanted to be listed.
 - Not going forward with directory due to poor response.
- Pool Furniture---Cost---Lisa Beckman
 - \$2425.92 for pool furniture
 -
- "Yard of the Month"-HOA Bard-----Start? Volunteers
 - Penny will select the house with board member during the drive.
- Contracts Renewal
 - All contracts will be rolled at the same price by all of our vendors
 - Fallis
 - Sparkling Water pools
 - Magnolia Fisheries
 - Principal management group, verbally agreed to keep price the same. They will follow up with a written letter.

• **NEW BUSINESS**

- Still trying to set up meeting with City of Wylie, Engineering department.
- Letters were sent out regarding
 - 4 wheeler complaints
 - Unleashed Dog complaints

As of this meeting there has been no response back on any of the letters that were sent out.

Set March Meeting place is Hoss Smith residence. Date is March 17th, 2008 at 6:30 PM.

Adjourn Meeting at 7:04 PM

Executive Session

Riverchase Board Meeting
Monday 19 May, 2008
MAY BOARD MEETING
Lisa Beckman Residence
1807 Stone Glen Dr.

AGENDA

Call to order at 6:33 P.M.

Richard Vaughn – Vice President

Establishment of Quorum

Richard Vaughn – Vice President

Quorum was established with Lisa Beckman, John Sanders, and Richard Vaughn. Hoss Smith was absent but forwarded his proxy to John Sanders

AGENDA

- **Minutes 21 April – Richard Vaughn.** Minutes had been posted following the last meeting. Vote to accept minutes as posted passed: 4-0.
- **April Treasurers Report – John Sanders.** *YTD Actual Expenses vs. YTD Budget* – \$34,718.52 vs. \$45,492.00 (\$10,773.48 under budget). \$3,500.00 was added to the reserve account.

OLD BUSINESS

- **“Yard of the Month”** – Discussed reinstating. Agreed first recipient would be 1605 Stonecrest Trail – Nominated by neighbor and commented on during neighborhood drive through. Richard picked up the signs and will contact homeowner.
- **ACC Request – 1900 Stone Glen Dr. – Board.** Discussed homeowner’s request for expediting the approval. Homeowner agreed to the items on the clarification request (with comment). Discussion resulted in the retaining wall being approved. Fence was disapproved since there was no clear information by the homeowner as to what and what color the fence would be. John Sanders talked to the homeowner after the meeting and prepared a letter of explanation for PMG to transmit the following day.

NEW BUSINESS

- **ACC Requests** – Discussed adding time limit requirement for completion to the request process. Agreement reached to set a 180 day time limit for completion from the date the request is approved. PMG to add wording using Wylie Building Permit language as a guide.
- **Violations** - Neighborhood drive-throughs resulted in approximately 50 violation letters being sent.
- **Insurance Certificate** – Noted the Insurance Certificate on the website is out of date. PMG to provide copy of new certificate to Lisa for posting.
- **National Night Out – Lisa Beckman.** Suggestion made we plan a community event at the pool for National Night Out – August 7, 2008. Will investigate bounce house, food, etc. Suggestion made to include a dunking booth selling chances for benefit of Rita Smith Elementary John and Richard volunteered to be the dunkee’s. Lisa to contact DeeDee Utley for details. Lisa will also include information in the newsletter to ask for suggestions.
- **Upcoming Expenses – Richard Vaughn.** Repair expenses to expect in the next month for sprinkler repairs along the frontage to 1378, most likely caused by TxDOT surveyors. Need to replace hinges on pool gate with barrel hinges for strength. Current hinges will not hold up.

Meeting adjourned at 8:00pm.

Riverchase Board Meeting
Monday 21 April, 2008
APRIL BOARD MEETING
John Sanders Home
1806 Stone Glen Drive
Wylie, Texas 75098

AGENDA

Call to order 6:30 P.M

H.A. "Hoss" Smith-President

Establishment of Quorum H.A. "Hoss" Smith-President

- Bradley Miller is absent

Agenda

- **Minutes 17 March Bradley Miller**
 1. Accept minutes as prepared by Lisa Beckman
 - Motion to accept minutes by John Sanders, second by Hoss Smith. 4 in favor, 0 against.
 2. Board rule proposed that meeting minutes be put out at the next monthly meeting, and approved as such.
 - Motion by John Sanders, Second By R. Vaughn, 3 in favor Hoss Smith Abstained.
- **March Treasurers Report---John Sanders**
 1. Under budget for the year by \$6025.19
 2. Over budget for the month of march by \$15.52
 3. We are going to move \$3500.00 to the money market, from the general operating fund. Lisa makes motion, Hoss Seconds motion, all were in favor.
 4. John will research to see how much we are behind on the money market account.

• OLD BUSINESS

- **ACC Requests-H.A. "Hoss" Smith**
 - *One ACC request for a satellite dish has been submitted to Bobbi Hale and Janet Hawks*
- **Gate Exit Breakfast---HOA Board---Wednesday May 7th, 0630 - 0800**
HOA Board Volunteers Lisa at Stone Crest, John and Hoss at Schooner bay. R. Vaughn at Coral Reef

*Purchase Drinks/Muffins—Hoss will purchase the supplies
Gate Exit-Board Members*

- ***“Yard of the Month”- HOA Board***
- ***Pool Fence—Pressure Wash/Stain—Cost/Status—Lisa Beckman***
 - *To be completed before the pool opens.*
- ***Annual Riverchase Garage Sale—Date—Saturday 03 May***
 - Time: 8:00 A.M. ---4:00 P.M.*
 - Signs-Lisa Beckman-Status... they are approved*
 - Ads—Lisa Beckman-Status... they are approved*
 - Gate Opening—Richard Vaughn*
 - Total Cost—Lisa Beckman says it costs about \$300.00*
- ***Riverchase “Neighborhood Watch”---Status H.A. Smith***
 - Block Captains Volunteers—Lisa Beckman/H.A. Smith*
- ***Pool Opening Date—HOA Board—01 May—Unlock Gate—Richard Vaughn***
 - Pool Furniture—Richard Vaughn*
 - Bike Rack--Done*
- 1378 drainage impact meeting. Still to be worked on

• NEW BUSINESS

- **Volunteers---Dannette Read---Placement—HOA Board**
- **Violations---Penny Staley**
- Fallis to be contacted about West Common area Mow. Penny is going to check on this.
- May meeting location at Lisa Beckman’s house on May 19th, 2008 at 1830 hours.

Adjourn regular meeting at 7:41 PM.

Executive Session

Riverchase Board Meeting
Monday 16 June, 2008
June BOARD MEETING

AGENDA

Call to order 6:30 P.M. H.A. "Hoss" Smith-President

Establishment of Quorum H.A. "Hoss" Smith-President
Agenda

Personnel in attendance:

Position	Name	Present	Absent	Proxy
President	H.A. Smith	X		
Vice President	Richard Vaughn		X	X
Treasurer	John Sanders	X		
Secretary	Position Open			
Member @ Large	Lisa Beckman		X	X
Principal Mgmt	Penny Staley	X		

- *Meeting called to order @ 6:35 P.M.*

- **Harry Hinton 1712 Stonecrest Trail--Violation**

Mr. Hinton was unable to attend—it was discussed, voted & approved that since he has cleared up the violation that the 2nd letter be null & void. 1st Warning letter be on the books for 12 months.

- **Minutes 19 May, 2008**

Minutes were tabled and will be reviewed & E-Vote for all HOA Board Members.

- **Treasurers Report--John Sanders**

Treasurer's report given by John Sanders for month ending 31 May 2008. May Actual of \$12,021.18 vs. Budget of \$9,492.00 or \$2,529.28 negative variance. Swimming Pool expense of \$2,887.73 for month of May due to pump replacement was the main reason for overage.

YTD Actual of \$46,739.70 vs. YTD Budget of \$54,984.00 or \$8,244.30 positive.

Motion was made—H.A. Smith to accept treasurers report as given, 2nd by J. Sanders---Motion carried and voted accordingly.

- **OLD BUSINESS**

- **ACC Requests-H.A. "Hoss" Smith**

Two ACC Request were submitted by ACC committee and both were approved.

- **"Yard of the Month"-HOA Board**

Yard of the Month awarded to 1607 Stonecrest Trail.-R. Vaughn has the signs and will present to homeowner when his work schedule permits

- **National Night Out—August 7th—**

Budget was discussed of \$1,200.00 against the Social Committee. It was voted and approved that a maximum of \$1,200.00 be allotted. Lisa Beckman to-Liaison to advise the committee that will head up "National Night Out" with monies is used for

1. Bounce House
2. "Dunking Pond"
3. Disc Jockey
4. Refreshments

NEW BUSINESS

- **Draft Letter to Homeowners on Mandatory Assessments**

It was discussed, voted & approved that a letter will be written by John Sanders explaining that Riverchase is a mandatory assessment community and what the assesment money is utilized for. John will submit draft to HOA Board. This letter along with letter on the National Night Out will be separate mailing to all homeowners.

- **Swimming Pool Cards**

This was requested by Richard Vaughn (absent) that pool cards will not be issued to delinquent assessment homeowners and that any homeowner that is delinquent over 60 days + that their pool card be revoked electronic until such a time as they are current. It was discussed, voted & approved as such. H.A. Smith will submit to Richard Vaughn 60+ day delinquent homeowners

July Board Meeting

July 21st Board meeting to be held at home of H.A. Smith

Adjourn Meeting

Meeting was adjourned @ 7:36 P.M.

Riverchase Board Meeting
Monday 21 July, 2008
July BOARD MEETING

AGENDA

Call to order 6:30 P.M. H.A. "Hoss" Smith-President

Establishment of Quorum H.A. "Hoss" Smith-President
Agenda

Personnel in attendance:

Position	Name	Present	Absent	Proxy
President	H.A. Smith	x		
Vice President	Richard Vaughn	x		
Treasurer	John Sanders		x	x (to Richard Vaughn)
Secretary	Frank Mabry	x		
Member @ Large	Lisa Beckman	x		
Principal Mgmt	Penny Staley	x		

- *Quorum as established and meeting called to order 6:30 P.M.*
- **Minutes 16 June (Copy Attached**
Minutes of 16 June were changed to reflect Brande Wilkins as Social Committee Chairperson for National Night Out.
- **Treasurers Report---John Sanders**
Report was given out prior to meeting as John Sanders was absent. Treasurer Report given was motion by R. Vaughn, 2nd by H Smith-voted upon and approved. Discussion to move \$4,365.00 from operating account into MMS account tagged for Reserve Fund. Motion by R. Vaughn, 2nd by Lisa Beckman—So Voted and approved. PMG to make transfer this week

• **OLD BUSINESS**

- **ACC Requests-H.A. "Hoss" Smith**
Currently one ACC Request for Shed from ACC committee. H Smith will mail out City of Wylie requirments for (Shed) Accessory Building along with ACC Request to homeowner.
- **Mandatory Assessment Letter-National Night Letter Mail Out**
Mailing will be done by week of 7-18-08—Lisa Beckman will make copies (to save copy cost) and give to PMG for mail out.

- **National Night Out—August 7th— Lisa Beckman**
Will be held @ Riverchase Swimming Pool area with bounce hose, water slide, dunking booth, pizza & bottle water. R Vaughn & J. Sanders will be “HOA Dunkees”. .
Budget has been increased for National Night Out from \$1,200.00 to \$1,500.00 after discussion and voted by HOA Board and approved by majority.
- **Pool gate Cards—Richard Vaughn**
Pool Gate Cards that have been issued and new request for Pool Gates cards will only be active & issued if homeowners are current with assessments.

NEW BUSINESS

- **Repair Iron Fence S.E. Corner Riverchase—**
Board Discussion on wrought iron fence. It was discussed that Fence is reasonability of Riverchase, but unless Homeowner does something about erosion in backyard, it will continue to lean. Decision made to brace fence with “strap’s and discuss with homeowner “erosion control” in their backyard.
- **August Board Meeting**
Will be held August 18th at home of John Sanders
-
- **Adjourn Meeting**
- **Meeting was adjourned @ 7:30 P.M.**

Riverchase Board Meeting
Monday 18 August, 2008
SEPTEMBER BOARD MEETING
John Sanders Home
1806 Stone Glen

AGENDA

Call to order at 6:30 P.M. H.A. "Hoss" Smith-President

Establishment of Quorum H.A. "Hoss" Smith-President –

Quorum was established with Lisa Beckman, John Sanders, and H.A. Smith being present. Richard Vaughn was represented by John Sanders via proxy, Frank Mabry was represented by H.A. Smith via Proxy.

Agenda

- Minutes 21 July from the July board meeting were approved by a vote of 5-0. July Minutes will be posted on Riverchase website.

- July 31 Treasurers Report---John Sanders
Month of July Actual of \$9,580.30 vs. a monthly budget of \$9,542.00 or negative variance of (\$38.32)
YTD Actual Expenses vs. YTD Budget – Thru July YTD Actual of \$65,142.45 vs. an YTD budget of \$74,767.00f or positive variance of \$9,624.55. Currently there is \$65,228.45 in the MMA (Reserve Fund) as of 31 July.
Delinquency Assessment report given of \$23,954.20. Discussion as to what actions should be taken to decrease delinquencies.

H.A. Smith motioned to accept treasures report, 2nd by Lisa Beckman- Motion carried voted & approved by vote of 5-0

• **OLD BUSINESS**

- *ACC Requests— ACC Approved & Denied-H.A. Smith—*There were two (2) AAC requests reviewed by ACC committee and approved as submitted by homeowners.
- *ACC Request 1890 Day Action-John Sanders—*It was previously discussed, voted & approved that amendment to ACC request should include 180 day rule to apply after ACC is approved to complete. John Sanders to revise ACC request and submit @ next Board meeting

- **NEW BUSINESS**

- *Annual Homeowners Meeting-H.A. Smith-Riverchase By-laws state that annual meeting to be held October each year—No Specific date with no less than 10 days written notice given to each lot-owner prior to meeting. It was agreed that H. Smith to contact Bart Peddicord Wylie Community Center, after date is selected by HOA Board and to book same. If it is available.*
- *Fall Garage Sale-Lisa Beckman—Lisa was approached by 3-4 homeowners to have Fall Garage Sale on 13th September with Gates open 7:00 A.M.—4:00 P.M. Lisa will contact 3-4 homeowners to discuss further. Riverchase will not incur any expenses as this is not an approved budget cost for 2008 year. Motion by Lisa Beckman to approve, 2nd by John Sanders. Call for vote---3 in Favor two opposed-Motion carried.*
- *It was discussed that next Board meeting to bring to the Board for 2009 the possibility of having a Spring & Fall Riverchase Garage Sale. This was tabled until September meeting.*
- *Swimming Pool-H.A. Smith At request of Richard Vaughn-V.P. he was informed that the according to Sparkling Water (Pool Service) that the pool was not in compliance with State of Texas requirements. Pool to be shut down, drained and re-filled/chlorinated to meet State of Texas Requirements and then re-opened. Lisa Beckman to post on Website that “Swimming Pool is closed for Repairs”. H. Smith to advise PMG in the event that a homeowner calls in to ask why pool is closed.*
- *Next Meeting to be held 15 September at the home of Lisa Beckman*

Adjourn at 8:40pm

Executive Session

Riverchase Board Meeting
Monday, October 20, 2008
October BOARD MEETING

AGENDA

Call to order 6:45 P.M. John Sanders - Treasurer

Establishment of Quorum John Sanders - Treasurer

Agenda

Personnel in attendance:

Position	Name	Present	Absent	Proxy
President	H.A. Smith		x	Given to Lisa Beckman
Vice President	Richard Vaughn		x	
Treasurer	John Sanders	x		
Secretary	Frank Mabry	x		
Member @ Large	Lisa Beckman	x		
Principal Mgmt	Penny Staley	x		

- *Quorum as established and meeting called to order 6:45 P.M.*
- **Minutes 20 September (Copy Attached)**
Minutes of 20 September were accepted.
- **Treasurers Report---John Sanders**
Budget was reviewed and determined we are still under budget overall year to date.

Monthly Actual - \$8621.19
Budget - \$9493.00
Over - \$871.81
Year to Date Actual - \$84,491.69
Budget - \$93,751.00
Under - \$9259.31

Dues Delinquency: \$23,388.57
Prepaid: \$3550.08

35 total households are delinquent ytd.
Discussed options for delinquent homeowners. Small Claims court remains to be our best bet at this point. We do not want to start foreclosing on homes.
Voted to add \$3000 to reserve fund to bring total to \$65875.46
We have added \$11960.39 to reserve this year.

• **OLD BUSINESS**

- *Discussed not getting assessment bills on time from Penny's office. At the time of the meeting Lisa and I had also not received our 4th quarter assessment bills. Addressed issue that HOA website still had old online payment service listed and Lisa would change.*
- *Treasury report was accepted by the board.*
- *Discussed yard sale requests. We agreed to hold 2 yard sales per year. The 1st will be 1st weekend in May and the 2nd will be held 2nd weekend in September. HOA board will pay for newspaper add and open the gates for the day.*
- *Motion to add time limit to Architectural Request Form to limit project time limit of 180 days. After 180 days if the project is not completed the homeowner must resubmit the project to the ACC committee for new approval. Passed unanimously.*
- *Hoss will set Annual Meeting Agenda*
- **No more old business. Next board meeting will be held before the yearly meeting, on November 17th at John Sanders's home at 6:30 pm.**

NEW BUSINESS

- **Annual Board meeting will be on October 27th from 6:30 to 9:00pm at the United Methodist Church. Cost is \$130.00, Penny sent check.**
- **Proxy forms were mailed out October 6th by PMG.**
- **Violation Letter Format Review. PMG will add:**
 - **Date violation noted**
 - **Violation**
 - **Covenant Broken**
- **Pool Closed October 15th, 2008. No issues present.**
- **Discussed Dog Leash laws. Send letter to homeowners about stray dogs and dogs off of leashes. We need to get a list of offenders and their addresses.**
- **Lisa will put out signs for Annual Home Owner's meeting.**
- **PMG Issues:**
 - **Statements not being mailed on time.**
 - **Late fees being charged to board**
 - **Interest charged to board**
 - **PMG should give us 1 free month of management fees because of all of the issues we have been having with their service.**
 - **New Home Owner Packets. Supposed to be given at every new closing.**
 - **Bad Service**
 - **Delinquent Accounts.**
- **November Board Meeting**
 - **Will be held November 17th at home of John Sanders.**
- **Adjourn Meeting**
- **Meeting was adjourned @ 7:55 P.M.**
- **Executive Session**

Riverchase Board Meeting
Monday 20 September, 2008
September BOARD MEETING

AGENDA

Call to order 6:30 P.M. H.A. "Hoss" Smith-President

Establishment of Quorum H.A. "Hoss" Smith-President

Agenda

Personnel in attendance:

Position	Name	Present	Absent	Proxy
President	H.A. Smith	x		
Vice President	Richard Vaughn		x	
Treasurer	John Sanders	x		
Secretary	Frank Mabry	x		
Member @ Large	Lisa Beckman	x		
Principal Mgmt	Penny Staley	x		

- *Quorum as established and meeting called to order 6:30 P.M.*
- **Minutes 21 August (Copy Attached)**
Minutes of 21 August were accepted.
- **Treasurers Report---*John Sanders***
Budget was reviewed and determined we are still under budget by \$8387.50 overall year to date.

Monthly Actual - \$10,509.37
Budget - \$9491.00
Over - \$1237.05
Year to Date Actual - \$75,870.50
Budget - \$84,258.00
Under - \$8387.50

Dues Delinquency: \$23,136.96
Prepaid: \$3550.08
Total Received: \$19,586.88

- **OLD BUSINESS**

- *Discussed not getting assessment bills on time from Penny's office. At the time of the meeting Lisa and Frank had also not received their 4th quarter assessment bills.*
- *Treasury report was accepted by the board.*
- **No more old business. Next board meeting will be held before the yearly meeting, on October 20th at Lisa Beckman's home.**

NEW BUSINESS

- Annual Board meeting will be on October 27th from 6:30 to 9:00pm at the United Methodist Church. Cost is \$130.00 Penny will send check.
- Proxy mail out will be October 6th by PMG.
- Violation Letter Format Review. PMG will add:
 - Date violation noted
 - Violation
 - Covenant Broken
- Vote to change violation letter format defeated 3 – 1
- PMG will send each board member a copy of every violation letter scheduled to be sent out in the next mailing so that we can review.
- Pool Closing set for October 15th, 2008
- Requested change for monthly meeting date. Everyone voted to leave it the 3rd Monday of each month.
- Spring and Fall garage sale. Board voted to have 2 garage sales per year. 4 – 0 vote. Dates will be determined as well as any expenditures.
- Hoss will call all current vendors for contract renewal information for 2009.

- **October Board Meeting**
 - Will be held October 20th at home of Lisa Beckman

- **Adjourn Meeting**
- Meeting was adjourned @ 7:55 P.M.

- **Executive Session**

Riverchase HOA
Board of Directors Meeting
Date of Meeting: November 17, 2008

NEXT MEETING:
DECEMBER 15, 2008 AT 6:30 P.M.
MICHAEL FRUCI'S Home
1705 RUSHING WAY

	Name	Position	Email	Present/Absent/Proxy
<input checked="" type="checkbox"/>	Michael Fruci	President	mjfruci460@verizon.net	Present
<input checked="" type="checkbox"/>	Frank Mabry	Vice President	FMabry@tmwsystems.com	Present
<input checked="" type="checkbox"/>	Lisa Beckman	Secretary	lisa.riverchase@yahoo.com	Present
<input checked="" type="checkbox"/>	John Sanders	Treasurer	jms_rvrchs@verizon.net	Present
<input checked="" type="checkbox"/>	Richard Vaughn	Member-At Large	rv6049@verizon.net	Present
<input checked="" type="checkbox"/>	Penny Staley	PropertyMgr./Principal	pstaley@principal-mgmt.com	Present

	Action Items:	Action By:	Action Date:	Status:
11.1	6:35 p.m. Board Meeting called to order. All Board members are present.	Info	Info	Info
11.2	Correction on Annual Meeting Minutes from October: Reserve fund total was changed from \$65,875.46 to the correct amount of \$68,875.46. Once changed Annual minutes are approved by Board. None opposed.	Info.	Info.	Complete
11.3	Treasurers Report: John Sanders, Treasurer Current Monthly Expenses: \$10,766.84 Over-budget: \$1,225.84 Current Yearly Expenses: YTD \$95,258.53 Under-budget: \$8,033.47 Account Receivables (delinquent) Amount \$24,543.96 Pre-paid Assessment Amount \$2,325.37 Richard makes motion to accept the Treasurers Report; Frank 2 nd , all in favor. None opposed.	Info.	Info.	Info.
11.4	There is an item on financial report of \$3,127.95 coded as bad debt. Penny is to email John to explain in detail what that entails. There is not an explanation on the report.	Penny Staley/ Principal Mgmt.	11/17/08	Pending

11.5	Penny to make sure the HOA bills are paid on time and do not have late charges.	Penny Staley/ Principal Mgmt.	11/17/08	Pending
11.6	VOLUNTEERS: Monty Brown volunteered to be on Architectural Control Committee. Gary Robas volunteered to be on Landscape committee. Richard motioned to accept volunteers as committee members, Mike 2 nd , all in favor. None opposed. Mike to notify Monty and Gary of their new positions and give Lisa their contact information to add to HOA website.	Mike Fruci / Lisa Beckman	Info	Info
11.7	<ul style="list-style-type: none"> • Mr. Mabry's CAB payment still not resolved by Principal Management. Mr. Mabry to find confirmation email verifying assessment was paid. • Penny to find out what other homeowners paid assessments through C.A.B. between May 2007 and October 2008. • Michael to follow up with Principal's account dept if Penny is unable to get information requested. • Lisa to insert notice in newsletter and on HOA website for homeowners who paid assessments through C.A.B. between May 2007 and October 2008 to contact a Board member about their account if they are showing a balance on their assessment notices. 	Frank / Penny / Michael / Lisa	11/17/08	Pending
11.8	<p>AAC Requests: All ACC requests sent for approval should match the permit application.</p> <p>All ACC requests are to be sent to:</p> <ul style="list-style-type: none"> • Barbara at Principal Management, Barbara will review and send to Michael Fruci-HOA President, Mike will then send it to the ACC committee members to review. The ACC committee to meet, discuss, makes notes and return findings to Mike Fruci. Once Mike has reviewed the approval/denied from ACC committee he will forward back to Barbara at Principal Management. Barbara to notify homeowner. <p>Recap order: Barbara, Mike, ACC, Mike, Barbara Richard requested to rewrite ACC charter. Board decided to table the discussion until next meeting. We need more brainstorming on this one.</p>	Info.	Info.	Info.

11.9	Richard researched Covenants Compliance Inspections on homeowners property: Property inspections and pictures to be taken of all violations according to the Riverchase HOA Covenants and will be filed. Mike motioned to pass, John 2 nd , Frank and Richard agree; Lisa opposed. Motioned passed 4-1	Info	Info	Info
11.10	Christmas decorations to be bought with \$2500 budget. Decorating to be determined by coordinating schedules-maybe November 29 th or 30 th during daylight hours. Best decorated home to be decided by Landscape Committee by December 20 th . Mike to get \$50 gift certificate for winner.	Lisa Mike & Landscape Committee	11-17-08	Pending
11.11	NEXT MEETING: December 15 th at 6:30 PM Michael Fruci's home 1705 Rushing Way	Info	Info	Info

This represents the understanding of the stated meeting. If you have corrections or comments, please respond in writing prior to the next scheduled meeting via email to Lisa Beckman lisa.riverchase@yahoo.com. If no corrections are received, the above referenced will be approved at the next meeting.