

Riverchase HOA
Board of Directors Meeting
Monday, November 16, 2009

The next meeting will be held on Monday, December 21 at 7:30. Location TBA.

Name	Position	Email	Present/Absent/Proxy
Richard Vaughn	President	rv6049@verizon.net	Present
Frank Mabry	Vice President	FMabry@tmwsystems.com	Absent
Michael Fruci	Member at Large	mjfruci460@verizon.net	Present
Monty Brown	Secretary	brown_monty@hotmail.com	Present
John Sanders	Treasurer	jms_rvrchs@verizon.net	Present
Lisa Beckman	Comm. Committee	lisa.riverchase@yahoo.com	Present
Penny Staley	Property Mgr./Principal	pstaley@principal-mgmt.com	Present
Gary Robas	Landscape Committee	gerobas@drs-irtech.com	Absent
Sheri Campion	Landscape Committee	sheri.campion@baylorhealth.edu	Absent
Calinda Haddock	Sr. Prop Mgr/Principal	chaddock@principal-mgmt.com	Absent
Carman Tomsu	Social Committee	carmentomsu@yahoo.com	Absent

	Action Items:	Action By:	Action Date:	Status:
11.0	6:34 p.m. Board Meeting called to order by Michael Fruci	Info	Info	Info
11.2	<p>Reading of August Meeting Minutes.</p> <p>John Sanders noted change of under/over budget to simply be "Balance of" concerning the Accounts receivable.</p> <p>Michael Frucci moved to accept minutes of September, John Sanders seconded September, all voted to accept.</p> <p>Add "vote was unanimous to accept" in the October meeting. Richard Vaughn voted to accept with changes and John Sanders seconded. All members present voted to accept.</p>	Lisa	Info	Info

<p>11.3</p>	<p>Treasurers Report:</p> <p>John Sanders</p> <p>Total expenses for October \$7621.42 against a budget of \$8,614. Under budget by \$992.58.</p> <p>YTD was \$89,311.38 against \$98,552 budget. Under budget by \$9,240.62.</p> <p>Major overage was for the utilities. Reason was because of catch-up billing for 3 year past due Verizon phone bill of \$1,988.13. .</p> <p>Accounts receivable balance is \$24,367.34 increase of \$5,526.66 for the month.</p> <p>Michael Frucci voted to accept and Richard Vaughn seconded, all agreed to accept as is.</p>	<p>John Sanders Sanders</p>	<p>Info.</p>	<p>Info.</p>
<p>11.4</p>	<p><u>COMMITTEES:</u></p> <p><u>SOCIAL:</u></p> <p><u>LANDSCAPE:</u> Decoration contest to be judged by YOM with a \$50, \$25 and \$25 for 1st place and 1st & 2nd runner ups.</p> <p><u>ACC COMMITTEE:</u> Looking for new committee member. Penny is going to look for a name from the general meeting.</p> <p><u>COMMUNICATIONS:</u></p> <p>Richard Vaughn voted to have Lisa Beckman be the chair person of the communications committee. John Sanders seconded all accepted unanimously.</p> <p>Lisa still has food from national night out frozen at her house.</p> <p>Richard Vaughn moved to divide the meat to firehouses within 15 miles Wylie. John Sanders Seconded and all agreed.</p> <p>Keys to the message center are with Lisa & Richard Vaughn</p> <p>Lisa will coordinate Christmas decorations to go up after Thanksgiving. Richard Vaughn is going to get the key for the storage unit. Gary and Carmen will be consulted.</p>			

11.5	<p>Penny announced a few changes being made by Principle.</p> <p>Lisa is going to highlight address change for payment address from lock box in Arizona to Dallas. These changes were made by our bank.</p> <p>Homeowners can now view accounts online for free.</p> <p>John Sanders recommends another section detailing how charges are made when payments are late. John Sanders is going to write up a suggestion for Lisa highlighting changes. Penny gave a copy of the charge increases to John Sanders.</p> <p>I more complete report will be available in upcoming newsletter.</p>			
11.6	<p>John Sanders to stay on as Treasurer Monty Brown Secretary Michael Frucci to be member at Large and Liaison to ACC board Richard Vaughn to be president Frank remains VP</p>			
11.7	<p>A homeowner, who had an already approved ACC request to install a wooden fence around a current metal fence, requested to remove a section of the metal fence from the existing wall along Country Club.</p> <p>After much discussion and reviewing of the property maps, the board determined that it was best to leave the steel fence in place.</p> <p>Michael Fruci suggested the homeowner continue with putting a fence around the steel fence as originally planned. Richard Vaughn seconded and board agreed to deny the request to remove the existing steel fence.</p>			
11.8	<p>Richard Vaughn proposed we pay \$3,078.00 to Kimzey company to rebuild damaged curbs within Riverchase. Bid on file with principal management. All board members agreed. Start date to be announced.</p>			
11.9	<p>General discussion on numerous pending property maintenance issues. It was decided that multiple quotes are required for all issues so no decision was possible during this meeting. We will discuss new quotes during future meetings as they become available.</p>			
11.9	<p>Discussed installing French drains and minor landscaping the around pool to remove runoff from neighboring houses and prevent it from running into the pool. More discussion will be needed at future meetings.</p>			
	<p>Richard Vaughn proposed to pay Kemzey \$185.71 to fast wrap all the chairs to offer more protection this winter. All board members agreed.</p>			
11.10	<p>Adjourned Board of Directors Meeting at 8:30 PM. John Sanders moved to adjourn, Monty Second, all agreed.</p> <p>Entered Executive Session – Board members discuss outstanding HOA accounts, financial information including small claims filed against homeowners, individual homeowner requests, etc.</p>			

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 Monty Brown** brown_monty@hotmail.com . If no corrections are received, the above referenced will be approved at the next meeting.