

Riverchase HOA
Board of Directors Meeting
Monday, January 18, 2010

The next meeting will be held on Monday, February 15th at 6:30. Location TBA.

Name	Position	Email	Present/Absent/Proxy
Richard Vaughn	President	rv6049@verizon.net	Present
Frank Mabry	Vice President	FMabry@tmwsystems.com	Present
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	absent
Penny Staley	Property Mgr./Principal	pstaley@principal-mgmt.com	Present
Gary Robas	Landscape Committee	gerobas@drs-irtech.com	Present
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:
1.0	6:35 p.m. Board Meeting called to order by Richard Vaughn	Richard Vaughn	Info	Info
1.2	John moved to accept minutes from last meeting, Frank 2 nd			
1.3	Treasurers report December expenses were \$9,191.86 which was \$37.14 under the budget of \$9,228.00. Repairs and maintenance for December were over budget due to curb repairs made in the amount of \$3,209.00 Year to date was \$104,121.30 which is \$11,922.70 under the budget of \$116,044.00. Richard moved to accept treasurer's report and Frank 2 nd . Motion passed.	John Sanders		
1.4	Discussed French drains in Pool area. \$3147.91 from Thousand Oaks to install the drains. The board agreed this needs to be addressed due to run off back into the pool causing pool closures and extra chemical costs. John moved to accept the bid by Thousand Oaks with in +/- 10% of original bid from September 2009. Monty 2 nd all agreed and motion passed.	Richard Vaughn		

1.5	<p>Discussed Detention Area pond maintenance. North drainage flume is holding water indefinitely. The banks are also eroding back towards local home owners.</p> <p>\$46,830 from Pond Medics \$22,675 Gordon Highlander \$18,630 Kimzey Company</p> <p>John moved to accept Kimzey bid +/- 10%. Richard 2nd. All in favor, motion passed.</p> <p>This money will come out of the restricted reserve fund.</p>	Richard Vaughn		
1.6	<p>Discussed Cool deck repairs. Agreed to wait until the French drains are installed to make a decision. We are also awaiting written clarification on some of the bids.</p>	Richard Vaughn		
11.7	<p>Walking trail maintenance. Bids were submitted between \$20,000 to \$29,000 to redo the walking trail and fix drainage issues. Board agreed to ask for lesser bids to fix muddy areas but not replace the trail in full.</p>	Richard Vaughn		
1.8	<p>Proposed Budget for 2010 by John. 2nd by Richard. All agreed. New budget passed.</p>	John Sanders		
1.9	<p>John recommended \$5000 be moved from operating account to money market account to increase interest income. All in favor, motion passed.</p>	John Sanders		
1.10	<p>Need announcements for the news letter by 2/15/10</p> <p>Holiday lights decoration winner will be announced. \$50, \$25 and \$25 to 1st 1906 Country walk, 2nd 1809 Stonecrest Trail and Gary will forward the 3rd name.</p>	Penny Staley Gary Robas		
1.11	<p>Discussed Yard of the month from Calloway nursery as they special discounts to Riverchase if we join. What they would like in return is a monthly tip of the month sponsored by Calloway nursery posted in our newsletter. There is a deadline for the application for this sponsorship and no cost to Riverchase other than allowing the sponsorship. Submitting an application does not guarantee that Riverchase will be selected.</p> <p>John moved to accept and Richard 2nd, all agreed motion passed.</p>	Gary Robas		
11.12	<p>No flowers will be planted this winter while we are waiting to see what the road crews are going to tear up.</p>	Gary Robas		

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](mailto:brown_monty@hotmail.com) . If no corrections are received, the above referenced will be approved at the next meeting.