

**Riverchase HOA**  
**Board of Directors Meeting**  
**Monday, February 15, 2010**

The next meeting is 3/15/10 6:30 PM. Location Richard Vaughn's House 1810 Eastfork.

Name	Position	Email	Present/Absent/Proxy
Richard Vaughn	President	<a href="mailto:rv6049@verizon.net">rv6049@verizon.net</a>	absent
Frank Mabry	Vice President	<a href="mailto:FMabry@tmwsystems.com">FMabry@tmwsystems.com</a>	Present
Michael Fruci	Member at Large	<a href="mailto:mjfruci460@verizon.net">mjfruci460@verizon.net</a>	absent
Monty Brown	Secretary	<a href="mailto:brown_monty@hotmail.com">brown_monty@hotmail.com</a>	Present
John Sanders	Treasurer	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>	Present
Lisa Beckman	Comm. Committee	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>	absent
Penny Staley	Property Mgr./Principal	<a href="mailto:pstaley@principal-mgmt.com">pstaley@principal-mgmt.com</a>	Present
Gary Robas	Landscape Committee	<a href="mailto:gerobas@drs-irtech.com">gerobas@drs-irtech.com</a>	absent
Sheri Campion	Landscape Committee	<a href="mailto:sheri.campion@baylorhealth.edu">sheri.campion@baylorhealth.edu</a>	Absent
Calinda Haddock	Sr. Prop Mgr/Principal	<a href="mailto:chaddock@principal-mgmt.com">chaddock@principal-mgmt.com</a>	Absent
Angie Stephens	Social Committee	<a href="mailto:momo3dallas@gmail.com">momo3dallas@gmail.com</a>	Absent

	Action Items:	Action By:	Action Date:	Status:
1.0	6:39 p.m. Board Meeting called to order by Frank, John 2 <sup>nd</sup> all accepted	Frank Mabry	Info	Info
1.2	Move to accept minutes from last meeting by John, Frank 2 <sup>nd</sup> all agreed	John Sanders		
1.3	Treasurer's report  January expenses were \$9,254.21 which was \$2,391.79 under the budget of \$11,646.00.  Monty moved to accept Treasures report, all agreed motion passed.	John Sanders		
1.4	John moved to Transfer \$10,000 from operating account to Money market account. All agreed, motion passed.	John Sanders		

1.5	<p>Reviewed active projects  Detention pond approved and awaiting good weather  French drains to be completed by end of February assuming good weather.  Once French drains are done, we will get revised pricing and schedule for cool deck repair.  Still want lower prices on walking trail repair.  No action this week</p>	<p>Monty Brown  from past minutes and follow up with Richard Vaughn</p>		
1.6	<p>Discussed Escrow accounts. John requested a C3 report on the liability accounts for collection escrow &amp; resale certificate escrow.</p>	<p>John Sanders</p>		
11.7	<p>John asked about \$118.82 reimbursement that is due to Riverchase HOA from Principle for 2 years worth of Verizon late fees. PMG had not notified Verizon of an address change. Penny has contacted the person in charge of this and she will check on it again.</p>	<p>John Sanders &amp; Penny Staley</p>		
1.8	<p>John has requested a more detailed report for any items being charged to Riverchase so that we can see where money is coming from and going. Managers at PMG no longer enter data, Payables at PMG is now in charge of entering data and paying bills. Penny is going to have to investigate and get back to the board.</p> <p>Verizon late fee of \$6.14 still shows in the books. Penny is going to check on reversing charges. This is possibly an issue based on when PMG does a check run or with the recent address change.</p>	<p>John Sanders &amp; Penny Staley</p>		
1.9	<p>Frank motioned to write off \$60 from the remainder of a homeowner's violation fee. The home owner remedied the violation and requested relief from the remainder. Monty 2<sup>nd</sup>, all approved motion passed</p>	<p>Board</p>		
1.10	<p>Frank moved to close the meeting at 7:24 PM. John 2<sup>nd</sup> and all agreed. Motion passed.</p>	<p>Frank Mabry</p>		
1.11				
11.12				

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.