

Riverchase HOA

Board of Directors Meeting

Tuesday May 18, 2010

The next meeting is 6/14/10 6:30 PM. Location Monty's house 1706 Eastfork Ln

Name	Position	Email	Present/Absent/Proxy
Richard Vaughn	President	rv6049@verizon.net	absent/Proxy to John
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	Present
Calinda Haddock	Sr. Prop Mgr/Principal	chaddock@principal-mgmt.com	Absent
Angie Stephens	Social Committee	momo3dallas@gmail.com	Present
Margaret Boyd	Home owner		Present
Jeannie Page	Principal Staff		Present

- 1) Meeting called to order at 6:41 PM by Michael Fruci
- 2) John moved to waive the reading of the minutes Mike 2nd and Monty & Frank (Proxy agreed). Minutes approved.
- 3) Introduced Margaret Boyd and discussed.
 - a. Discussed potential whiteboard that is portable and temporary as needed.
 - i. Margaret will research and get back to us concerning price and design.
 - b. Mike nominated Margaret for Communications committee, John 2nd all approved
- 4) Yahoo web site discussion
 - a. Discussed official email list for Riverchase. There may be a vehicle to do this through our website.
 - b. John recommended Monty discuss options with Lisa. Monty accepted.
- 5) Thursday, weather permitting, morning at 8:00 am the pool will be painted. The pool will be closed at least 24 hours while the paint dries.
- 6) Treasurers report
 - a. We were over budget for April with \$19,643.06 compared to the budgeted \$16,961.
 - b. Reasons include but are not limited to the following; \$2770.66 for gate repair, \$3147.91 for French drains at the pool, \$3411.56 for pool repairs.
 - c. Year to date we are \$5,225.22 over budget with \$38,464.22 against a budgeted \$33,239.00
 - d. John recommends moving \$4500 from operating funds to money market account which is the restricted funds account. Mike 2nd, all approved, motion passed.
 - e. Monty moved to accept the treasurer's report. Mike 2nd, all approved, motion passed.
- 7) Opticoms installations are complete. Mike still needs to finish the Knox locks installation.
- 8) The retention pond is on schedule for May or June and is pending consistent good weather.
- 9) Criteriam Dotson and Engineers have their retainer fee and John is going to work with them.
- 10) Gary reports that the gates need to be adjusted for sensitivity.
- 11) Discussion on walking trail
 - a. Kids are starting to graffiti the bridge
 - b. Some boards need replaced
 - c. There are some areas that need raises and repaired
 - d. We are going to continue to discuss.
- 12) Discussion of the Collection Fee Escrow transfer.
 - a. Principal agrees there were discrepancies in the amounts taken from the collection cost escrow accounts. Reconciliation is in progress, we (Riverchase) expect around \$4500 back immediately.
 - b. Principal was going to repay a partial amount (\$2200) and the rest over some period of time. The Riverchase board rejected this option and wants immediate reconciliation and payment.
 - c. Future reports should automatically show how all payments to PMG break out.
 - d. John wants to see how the reconciliation sits against the \$7700.

- e. River chase wants and answer this week and the money back by June 1. If we don't have this, Riverchase will retain counsel.
- 13) John doesn't want to see automatic drafts on any of the Riverchase accounts. It started with the last month.
 - a. PMG is going to look into this issue and get it stopped. PMG understands actual checks should be used in the future.
- 14) Penny un-did the autopay with FEC
- 15) Social Committee
 - a. Angie wants to have another garage sale. Only half the budget was spent so there is remaining money. There were many people that didn't participate due to the holidays.
 - b. John recommended September time frame for the next garage sale.
- 16) Landscaping Committee
 - a. Gary is going to send out an estimate for landscaping around the pool via email.
 - b. Construction on Country Club is causing problems for all entrance areas.
 - c. If there is a landscaping type issue, and no board member is present on the drive through, PMG is going to email the board and Gary for advice before a letter is sent to a home owner.
 - d. Gary wants to make sure that the Calloway advertisements remain in the newsletter. Gary is going to call Lisa to verify.
- 17) One of the railings in the pool was taken out because it was loose. We are not going to replace it until we can find someone to replace it for a reasonable price and do a good job of the replacement. Penny states the cost to repair is about \$100 but there was no guarantee on the work. We are going to let Richards work on this issue.
- 18) If someone needs a new pool card, they need to contact Richard through the gates@riverchasehoawylie.com address. We charge \$25 per card.
- 19) Frank motioned to adjourn, John 2nd, all approved. Meeting ended at 8:16 PM

Action Item

- 1) Monty to discuss with Lisa what our capabilities are for mass emails that don't have a reply all feature.
- 2) Richard to look at Stonecrest gate.
- 3) John to work with Criteriam Dotson and Engineers to move project along
- 4) Jeannie (Principle) is going to continue looking into collection issue and get back to John
- 5) Richard to work on repair of rail at pool.
- 6) Board to get a full phone number listed on the information sign at the pool.

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.