

<p>Riverchase HOA Board of Directors Meeting Wednesday November 17, 2010 Monty's House</p>

The next meeting is December 13th, 2010 at 6:30 PM. Location Monty's house.

Name	Position	email address	Present/Absent/Prox
Cristine Price	Member at Large	cprice2100@yahoo.com	present
Gary Robas	Vice President & Landscape Committee Chair	gerobas@drs-irtech.com	present
John Sanders	Treasurer	jms_rvrchs@verizon.net	present
Monty Brown	Secretary	brown_monty@hotmail.com	present
William Pfaff	President	pfaffwil@gmail.com	present
Angie Stephens	Social Committee	momo3dallas@gmail.com	absent
Arwa Lokhandwala	Landscape Committee	arwalok@msn.com	absent
Calinda Haddock	Sr. Prop Mgr/Principal	chaddock@principal-mgmt.com	absent
Frank Mabry	Guest	FMabry@tmwsystems.com	absent
Janet Hawkes	ACC Committee	hawkes5texas@yahoo.com	absent
Lisa Beckman	Comm. Committee	lisa.riverchase@yahoo.com	absent
Margaret Boyd	Comm. Committee	msboyd1@verizon.net	absent
Michael Fruci	ACC Committee	mjfruci460@verizon.net	present
Richard Leach	Property Mgr./Principal	rleach@principal-mgmt.com	absent
Richard Vaughn	Honored guest	rv6049@verizon.net	present
Sheri Campion	Landscape Committee guest guest	sheri.campion@baylorhealth.edu	absent

Call to order

- 1) Call to order at 6:34 PM by Monty Brown

Committee Reports

- 2) Yard of the month has been discontinued for the season
- 3) Gary recommends \$50 \$25 & \$25 to Callaway's nursery for Christmas decoration contest.
- 4) John motioned to approve three gift cards of \$50, \$25 and \$25 that Gary will investigate and decide upon for the specifics. Monty seconded the motion. All approved.
- 5) Gary recommended the purchase of new trees for the hill behind the pond. He is suggesting pecan trees and live oaks.
 - a. There was discussion on how the tree roots will affect erosion.
 - b. Gary recommended the expense of \$800 max to plant new trees. Landscape committee still has plenty of money to purchase these trees and the board approved him to continue with the project.
- 6) 7.4.2 was also discussed with regard to additional features being added to the Riverchase community. i.e. gravel paths or sidewalks, bridges etc. The board will review the CCRs and Bylaws and reconvene this discussion at another meeting.
- 7) Social committee is responsible for the dry erase boards. Monty will contact Margaret Boyd to ask her to change the sign to "Happy Holidays, Enjoy your friends and family"
- 8) The board approved Mike Frucci to be on the ACC committee. William motioned, Monty seconded all approved.

- a. ACC requests will be sent to William by Principal. William will then send them on to Mike and Janet. William will copy the board when sending to the ACC committee.

Treasurers Report

- 9) October was \$4,453.26 against a budget of 12,196.00 making us \$7,472.74 under budget.
 - a. Year to Date was \$101,301.708 compared to \$118,249 making us under budget by \$16,947.30.
 - b. At the close of October, our operating funds were at \$44,821
 - c. Monty motioned to accept the treasurers report, Cristine seconded all approved. Motion passed.
- 10) John recommends moving \$15,000 out of operating accounts to the money market account. Cristine seconded. Board voted and approved.

Reading and approval of last month's minutes

- 11) A review of the minutes from the annual meeting was tabled until the December meeting due to time constraints and other lengthy conversations at November's meeting.
- 12)

Old business

- 13) CCR 5.22 was discussed in great detail. Since there were three new board members it was decided to leave further discussion for the December meeting so that everyone would have a chance to read through the CCRs.
 - a. Monty will email all board members PDF copies of the CCRs and By Laws.

New business

- 14) Decide upon new board positions
 - a. General discussion on board officer duties
 - b. William Pfaff will be President, Gary Robas will be Vice President, Monty Brown will be secretary, John Sanders will be treasurer and Cristine Price will be the member at large.
 - c. Monty moved to accept the above listed positions, John accepted and all approved. Motion passed.
- 15) Transfer duties from Richard Vaughn to an existing board member
 - a. Need point of contact for Pond Medics and landscaping company
 - i. Anything over \$1000 needs board approval for current pond maintenance.
 - ii. Gary is going to take this over
 - iii. All the wiring needs to be replaced on the fountain.
 - b. Seasonal pool maintenance
 - i. Monty is going to look at the lights on the pool
 - ii. John will call Richard Leach about shrink wrapping the pool chairs.
 - iii. Shut to sinks off, put antifreeze in toilets, remove shower head, drain water fountain, need new extension cords 75' and a 25' to get to men's room. Monty will run point on this.
 - c. Pool Repair
 - i. Have 4th pump installed along with new controller and make sure setting is on the first setting.
 - ii. Gary is going to work with Richard Vaughn to get this completed.
 - d. Irrigation needs to be shut down. Gary is taking lead on this.
 - i. The pond irrigation system needs to be looked at before it is turned on again.
 - e. Trash Cans
 - i. Monty will keep an eye on trash cans over the winter
 - f. Richard Vaughn will continue admin on the gates
 - i. Currently you need a landline and a modem to do admin on the gates. Long term, the board needs to look into upgrading this system as land lines and modems disappear.
 - g. Pool cards require someone with a USB port. Richard has a disk with the software. Richard also has the cards.
 - i. Cristine will take this over from Richard.
 - h. Need to get the tree on the north side of the pond taken out

- i. Cristine is going to get quotes and research this item.
 - i. Bridge on trail needs repaired and sealed.
 - i. Monty will look into this issue and notify board of needs
 - ii. Asphalt needs to be fixed along with drainage issues and we will discuss prior quotes. Monty will send out past quotes so this can be further discussed at December meeting.
 - j. Storage unit specifics and admin
 - i. U-Haul storage near Spring Creek in Plano
 - ii. The rent is paid through July
 - iii. Richard turned the key over to Gary
 - k. The sidewalks need to be reviewed, pictures need to be taken and home owners need to be notified.
 - i. William will contact Richard Leach to organize
 - l. Curbs need to also have estimates taken and the association will pay for those. Kemzy Construction should be contacted to get estimates
 - i. John will look at the curbs and get estimates
- 16) General discussion on the construction on 1378
 - a. Gary has officially inquired with the city about the sidewalks being uneven on 1378. The city reports that there is nothing they can do to fix them at this time.
- 17) Discussion on collection fees and practices. Principal Management serves are our collector.
 - a. Rather than hiring an attorney, the previous board began filing suits against accounts greater than \$500.
 - b. The new board needs to select a new representative to handle current and future cases.

Close of meeting

- 18) William motioned to close meeting. John seconded, meeting adjourned at 8:42 PM

Action Items

- 1) Cristine will contact Lisa to look into the website
- 2) Cristine will take over pool card admin from Richard Vaughn
- 3) Cristine will get some bids for tree removal
- 4) Cristine will contact Pool maintenance team to leave drains cracked and pumps on lowest setting
- ~~5) Monty will contact Margaret Boyd about updating signs~~
- 6) Monty Will look at bridge and run point repair project
- ~~7) Monty will send CCRs and By Laws~~
- ~~8) Monty will send past quotes for walking trail~~
- 9) Monty will look at lights at pool
- 10) Monty will run point on closing the pool for the season including the purchase of new extension cords
- 11) Gary will investigate & purchase gift certificates for decoration contest
- 12) Gary will look into purchasing trees for the pond area
- 13) Gary to get with Richard on landscaping and pond maintenance
- 14) Gary will work with Richard Vaughn to get the last of the pumps replaced at the pool
- 15) Gary will shut down sprinklers at the pool area
- 16) Gary will further investigate new wiring for the fountain
- 17) William will contact Richard Leach to set a time for them both to review sidewalks in neighborhood
- 18) John will coordinate with Kimzey on curb repairs (take pictures before getting quote)
- 19) John will coordinate with Principal to move monies from operating to money market.
- 20) John will coordinate getting pool chairs shrink wrapped for winter
- 21) John will contact Richard Leach about changing the next monthly board meeting.

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 minutes will be approved at the next meeting.