

<p><b>Riverchase HOA</b>  <b>Board of Directors Meeting</b>  <b>Monday December 13, 2010 Monty's House</b></p>
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The next meeting is January 17th, 2010 at 6:30 PM. Location John's House

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

Call to order

- 1) William called to order at 6:37 PM

Committee Reports

- 2) Gary planted some pecan trees near the pond
- 3) The Holiday decoration contest will be held the end of the month by the landscaping committee.
  - a. Callaway's declined to donate gift cards for lighting contest
  - b. Target, Home Depot etc will be considered for prizes

Treasurers Report for November 2010

- 4) Total expenses were under budget by \$839.51 with an actual \$5791.49 against a budget of \$6,631.
- 5) Year to date were \$86,56.23 against a budget of \$104,920.00 making us \$18,263.77 under budget.
- 6) Operating account, as of close of November was \$27,420.16.
- 7) Accounts receivable was \$17,552.46
- 8) Monty moved to accept the treasurers report, Cristine seconded. Vote was called and motion passed.

Reading and approval of last month's minutes

- 9) John recommended waiving the reading of last month's minutes. William seconded, all voted and all approved to accept the minutes.

Old business

- 10) CCR 5.22 Discussion on wording and basic rules.
  - a. Issue was tabled until January meeting.

- 11) William went through the properties looking at curbs and sidewalks and sent an email to the board with pictures and addresses.
  - a. John is going to work with Principal and Kimzey to get a quote for curb repairs.
  - b. After discussion, the board is only going to send letters to home owners whose sidewalks are an actual trip hazard. William is going to take a second look for the next meeting.

#### New business

- 12) General discussion on dues, no decision or changes were made or recommended. This was simply and explanation for new board members.
- 13) Discussed hiring someone to clean the pool restrooms and take care of trash cans.
  - a. Principal has some liability insurance to assist with an employee making less than \$5,000 per year.
  - b. Item tabled until spring
- 14) Discussed on street parking for Riverchase and the rules associated with parking in Riverchase
  - a. Discussion points
    - i. Parking on one side or the other
    - ii. Ban parking on streets on narrow streets only
    - iii. Must pay attention to mail boxes because the mail is often not delivered if a car is parked in front of the mail box.
    - iv. Enforcement logistics
    - v. Signage costs
- 15) Discussed speed limit within Riverchase
  - a. Wylie PD will only enforce a speed limit of 30 mph. Wylie PD can give tickets for running stop signs and speeding above 30 mph.
  - b. Cristine is going to contact the city to check our current regulations.
- 16) Discussion on irrigation lines in the front of Riverchase. The key is to coordinate with the city, the contractor doing the road, and our irrigation company.

#### Close of meeting

- 17) Meeting closed at 8:05 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 look into washing and staining the bridge
- 5) Cristine will look into speed limits within Riverchase and the city of Wylie
- 6) Monty will fix or install new HPS lights at pool
- 7) Monty will service trash cans in community areas.
- 8) Gary will investigate & purchase gift certificates for decoration contest
- 9) Gary to get with Richard on landscaping and pond maintenance
- 10) Gary will work with Richard Vaughn to get the last of the pumps replaced at the pool
- 11) Gary will further investigate new wiring for the fountain
- 12) Gary is going to contact city concerning sprinklers and main lines along Country Club
- 13) Gary will clean Coral Reef sign and ask Margaret to redo the sign.
- 14) John will coordinate with Kimzey on curb repairs (take pictures before getting quote)
- 15) John will coordinate getting pool chairs shrink wrapped for winter
- 16) Richard Leach to send a community hot list to current board.
- 17)

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 minutes will be approved at the next meeting.