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| <p>Riverchase HOA Board of Directors Meeting Monday January 17, 2011 John's House</p> |
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The next meeting is February 21, 2011 . Location TBD

| 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 | absent |
| Richard Leach | Property Mgr./Principal | rleach@principal-mgmt.com | present |
| Richard Vaughn | Honored guest | rv6049@verizon.net | absent |
| Sheri Campion | Landscape Committee guest guest | sheri.campion@baylorhealth.edu | absent |

Call to order

- 1) William called to order at 6:35 PM

Committee Reports

- 2) Christmas Decoration was awarded ad the gift cards were delivered in person
- 3) Renewal was turned into Calloway's today for 2011 yard of the month
- 4) There is part of the trail washed out by the retention pond. Gary and William are going to check into it.

Treasurers Report for December 2010

- 5) Total expenses for 2010 were under budget by \$22,427.61 with an actual \$91,472.39 against a budget of \$113,900. Under budget amount has been moved to the Restricted Reserve Account in compliance with the resolution approved by the homeowners at the annual meeting.
- 6) December 2010 was \$4,816.17 against a budget of \$8,980 making us \$4,163.83 under budget.
- 7) Operating account, as of close of December was \$26,743.56.
- 8) Accounts receivable was \$17,689.07
- 9) The financials were not available until the day of the meeting. John went through them and the treasurers report was submitted on 1/24/11.
 - a. Monty Motioned to approve the treasurers report, Cristina Seconded the motion. Via email, Gary & John also voted to approve the motion. William abstained due to the timing of the email vote. Motion passed.

Reading and approval of last month's minutes

- 10) John motioned to wave the reading of the minutes and approve as they are. Cristine seconded and all approved.

Old business

- 11) Cristine still going to contact Lisa to check out the website and quarterly news letters
- 12) Cristine and Richard got bids to remove trees and stumps.
 - a. Thousand oaks also bid \$1077.09
 - b. Keane was \$1100 for cutting both trees and grinding one stump.
 - c. John moved to accept bid from thousand oaks. Cristine seconded, all approved. Motion passed
- 13) Thousand Oaks quoted \$86 to power wash bridge and tables
 - a. John moved to accept to bid from Thousand oaks. Gary seconded, all approved.
- 14) Thousand Oaks offered to pick up trash for free as long as it is on a normal visit. \$16.24 per trip if they weren't already out here for another reason.
 - a. Monty moved to accept Thousands Oaks bid to pick up trash for free on normal service days and \$16.24 for special trips. John seconded all approved.
- 15) Cristine talked to the city about speed limits within Riverchase
 - a. We are still private property and we can change the speed limit. However, the police cannot enforce them unless they are driving over 30.
 - b. We need to check storage to see if the old 20 mph signs are still around.
- 16) Richard Leach is going get 2010 records to Gary so that they can be stored in the Riverchase storage facility instead of Iron Mountain. Riverchase doesn't want to be for Iron Mountain storage.
- 17) Gary talked to Pond Medics about getting new wire pulled to the fountain. They are going to get him a quote. Once we get the quote, we will decide whether we need to get second quote for the wire.
- 18) John sent Kimzey an RFQ last Friday. He will forward the sidewalk list to Kimzey also.
- 19) Discussion on CCR 5.22
 - a. Past boards had made a reference sheet for the rules. It is not official, but it is a decent summary sheet.
 - b. Current board is now discussing revising the current CCR's or creating an "Interpretations" document.
 - c. The board is going to review and markup Article 5 in the CCRs for review at the next meetin.

New business

- 20) There was no new business for this meeting.

Close of meeting

- 21) William motioned to close the meeting at 7:33 PM. Monty seconded. All approved.

Action Items

- 1) Cristine will contact Lisa to look into the website
- 2) Cristine will contact Lisa about the news letter
- 3) Cristine will take over pool card admin from Richard Vaughn
- ~~4) Cristine will get some bids for tree removal~~
- 5) Cristine will look into washing and staining the bridge
- ~~6) Cristine will look into speed limits within Riverchase and the city of Wylie~~
- 7) Monty will fix or install new HPS lights at pool
- ~~8) Monty will service trash cans in community areas.~~
- ~~9) Gary will investigate & purchase gift certificates for decoration contest~~
- 10) Gary to get with Richard on landscaping and pond maintenance
- 11) Gary will work with Richard Vaughn to get the last of the pumps replaced at the pool
- 12) Gary will further investigate new wiring for the fountain
- 13) Gary is going to contact city concerning sprinklers and main lines along Country Club
- ~~14) Gary will clean Coral Reef sign and ask Margaret to redo the sign.~~
- 15) Gary and William are going to look into washout area near retention pond
- 16) Gary is going to check on the old 20 mph signs to see if they still exist
- 17) John will coordinate with Kimzey on curb repairs (take pictures before getting quote)
- ~~18) John will coordinate getting pool chairs shrink wrapped for winter~~
- ~~19) Richard Leach to send a community hot list to current board.~~
- 20) Entire board to review Article 5 within the ACC
- 21)

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.