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| <p>Riverchase HOA Board of Directors Meeting Monday 2/21/2011, Gary's house</p> |
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The next meeting is March 21, 2011 . Location Gary'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 | present |
| 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) Called to order at 6:31 PM by William

Committee Reports

- 2) Lisa from the communications committee gave a rundown of the work she has done on the website.
 - a. New website is being hosted by Yahoo small business.
 - i. No 3rd party software is required to update the website.
 - b. Need to get a current copy of the certificate of insurance back on the web site.
 - i. Richard Leach will get that to Lisa
 - c. Lisa is looking for good pictures of the front gates for the website.
 - i. May have to wait until construction is complete
 - d. John will email Lisa a copy of the last reserve study.
 - e. John will send 2010 and expect 2011 budgets once it is finalized.
 - f. Monty will send Lisa past minutes.
 - g. May 7 will be the community garage sale. Lisa has it on the website and in the newsletter.
 - i. We are going to advertise this for two days of 7th and 8th to allow more time.
 - h. Lisa dropped off the news letter at Principle for the next mailing.

Treasurers Report for December 2010

- 3) Total expenses for January & Year to date were under budget by \$3,222.68 with an actual \$5792.32 against a budget of \$9015. The 2011 Budget has not been approved yet, so the budget from 2010 was used for this report.
- 4) There was a mistaken charge from PMG for storage. Richard Leach is going to reverse the charges and get the boxes to the board for permanent storage.

- 5) Cristine moved to accept the treasures report. Gary seconded. All approved passing of Treasurers report.
- 6) John is also going to work with Richard to reduce the copy and paper charges coming to us from PMG. Richard did not have a good explanation of the breakdown of charges at the time of the meeting.
 - a. As of Friday, there will never be another Riverchase financial printed.
- 7) There is also a data-processing fee of \$640. John will also been inquiring about this fee.
- 8) There was an attachment to the monthly Financials concerning a foreclosure issue at Riverchase due to some 2009 taxes not being paid. Richard Leach is going to check into the issue.

Reading and approval of last month's minutes

- 9) John moved waiving the reading of last month's meeting, William seconded.. All approved. Minutes from January are approved.

Old business

- 10) Discuss electrical to Fountain
 - a. Trent at Pondmedics quoted \$2674.9 to run new electrical to the fountain
 - b. Cristine is going to try and get a second quote from a local electrician.
 - c. LMI will also quote for replace the electrical.
- 11) Sensors for the lights at the pool are staying on continuously.
 - a. More lights will be replaced at the pool by Monty as soon as weather and time allow. Now up to four lights.
- 12) Discussion on CCR 5.22 was again tabled until the next meeting
 - a. Current board is now discussing revising the current CCR's or creating an "Interpretations" document.
 - b. The board is going to review and markup Article 5 in the CCRs for review at the next meeting.
- 13) Richard Leach is recommending allowing new quotes for landscape bid.
 - a. Board approved acceptance of a bid.
 - b. Richard is going to have Thousand Oaks to re-bid also.
- 14) Gary is still monitoring irrigation lines as the construction on 1378 is taking place.
 - a. The city will assist with any new conduit under 4"
- 15) Gary was not able to find old signs at the storage shed.
 - a. Gary is going to get quotes
 - b. Cristine is now being told that the signs should maybe be caution signs instead of actually changing the speed limit from 30 mph to 20 mph.
 - c. We may look at adding no parking sign to the access easement.
- 16) Kimzey quoted curb repairs.
 - a. John created a file and identified 13 that are in need of repair and 8 maybes.
 - b. John is going to take a second walk to look at the curbs.

New business

- 1) Corral Reef gate is open due to construction damage.
 - a. Lisa can update the website with information as we send it to her for other community information.
 - b. Richard Leach is going to call our gate company to come out and check things out before we turn them back on.
- 2) Pondmedics bill was questioned for clean up fee and "professional assessment" fee.
 - a. Richard Leach will review the past bills and get a quote from LMI, who is another company that handles pond maintenance.
 - b. LMI will also quote the electrical repair for the fountain
- 3) 2011 Budget
 - a. Board did a full line by line inspection and discussion of the proposed 2011 budget.
 - i. Discussed potential savings on pool maintenance since we won't be replacing pumps again this year.
 - ii. Major repairs will be made via the restricted reserve funds
 - iii. Communications budget was increased
 - iv. Monty moved to approve the new 2011 budget with changes, Cristine seconded, all approved. 2011 Budget has been passed and John will update and release a copy in the coming weeks.
- 4) John motioned that \$10,000 be moved from general funds to the money market account. William seconded, all approved.

Close of meeting

- 5) William motioned to close the meeting at 8:27 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 look into ~~washing~~ and staining the bridge
- 5) Cristine will get second bid on electrical for the pond fountain
- 6) Cristine is going to recheck with the Police on speed limit changes.
- 7) Monty will fix or install new HPS lights at pool
- 8) Monty will get Lisa past meeting minutes
- 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 and William are going to look into washout area near retention pond
- 14) Gary is going to check on the old 20 mph signs to see if they still exist
- 15) John will coordinate with Kimzey on curb repairs (take pictures before getting quote)
- 16) John will send past and current budget to Lisa for Website
- 17) John will send the reserve study to Lisa for web site
- 18) John will email Richard Leach to look into Copy and Data fees
- 19) Richard Leach will send Lisa a copy of our insurance certificate
- 20) Richard Leach will check into Pondmedics bills and also look into other vendors to maintain the pond.
- 21) Richard Leach will assure storage charges are reversed and get boxes to Gary
- 22) Richard Leach will look into back tax and foreclosure issue from 2009
- 23) Richard Leach will email link of pictures concerning fences then the entire board will discuss at a later meeting.
- 24) Entire board to review Article 5 within the ACC
- 25) Review trash can screening policy
- 26)

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.