

<p>Riverchase HOA Board of Directors Meeting Monday 3/21/2011, Gary's house</p>
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The next meeting is April 18th 2011 . Location John's House

Name	Position	email address	Present/Absent/Prox
Cristine Price	Member at Large	cprice2100@yahoo.com	absent
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	absent
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) Meeting started around 6:35 PM

Committee Reports

- 2) Communications report
 - a. Online requests from the website are being sent by Lisa to the board
 - b. The gate email address is still in limbo awaiting Cristine to accept the invitation and then she will start getting the gates email.
- 3) Landscaping
 - a. Board members voted to approve the stocking of 25lbs of Tilapia in the pond for \$325. The fish help control algae.

Treasurers Report

- 4) Total expenses for Year to date were under budget by \$6,277 with an actual \$11,644.80 against a budget of \$17,922.
 - a. Total expenses for February were under budget by \$3,054.53 with an actual \$5,852.47 against a budget of \$8,097.00
 - b. John still has issues with expenses for items like copies and postage. Richard is going to look into the issue and discuss with PMG accounting.
- 5) Monty moved to accept the treasurer's report, Gary seconded. Vote was made and Motion passed.

Reading and approval of last month's minutes

- 6) John moved to waive reading of minutes, Gary seconded... all approved February minutes.

Old business

- 7) Discuss electrical to Fountain
 - a. Richard Leach is still investigating many of the line items from Pond Medics. It appears there are some licensing requirements that we pay for.
 - b. Richard will get another quote on installing and repairing the electrical to the fountain.
- 8) Discussion on CCR 5.22 was again tabled until the next meeting
 - a. An interpretations document is going to be created. The following interpretations were made and voted during this board meeting. Future CCRs will be dealt with one at a time in future meetings.
 - i. Specifically for 5.18 and trash cans. Trash cans should be completely concealed from street level view on non-trash pickup days. Trash cans are allowed within view between 5 pm the day before pickup to 5 PM the following day.
 - ii. With regard to 5.10, the board interprets property to be defined as all property viewable from the street level.
 - b. Richard Leach will have PMG legal draft the original interpretations document and we will be able to update it as we come up with new interpretations.
 - i. There will be a \$15 recording fee each time we update the document so that all new owners are giving the document.
 - ii. The interpretations document will also be available on-line.
- 9) Richard Leach is getting new quotes for landscape bid.
 - a. Texas Cutting Edge quoted \$14,100 per year for basic services including trash collection
 - i. Texas Cutting Edge has more standard services offered per year including better prices on additional services than we are currently getting.
 - ii. John moved to switch from thousand Oaks to Texas Cutting edge. A 30 day notice will be sent to Thousand Oaks. Gary seconded, Monty, John, William & Gary approved. Motion passed.
- 10) Discuss Corral Reef gate and get the city involved in repair
 - a. The city has spliced the wires instead of replacing them and the board is concerned about longevity of the splices.
 - b. Richard Leach is going to request that the city replaces the line instead of splicing them.
- 11) Discuss retention pond status
 - a. There is still a Bobcat located on premises. Richard Leach is going to look into it.
- 12) Considering lowering speed limit from 30 mph to 20 mph
 - a. Still checking on prices. Richard and Gary are going to look into it.
 - i. Also get prices on no parking no standing signs for easement. Richard will look into the legal issues we face with the changes.
 - ii. The entire board needs to review the Traffic Code enforcement policy listed on the Riverchase website. There may be major enforcement issues if we make the change.
- 13) Curb & sidewalk repairs
 - a. We have finalized a list of curbs needing repair.
 - b. William is going to go through the sidewalk pictures for a recommended list of homes need sidewalks repaired.
 - c. Richard will then send a quote request to Kimzey prior to sending out notices to home owners. The goal will be to offer home owners discounted group rates or let them make the repairs on their own. Either way, the cost of the repair will be to the homeowner.
- 14) More discussion on having pvc installed around gate area's before concrete is poured for electrical, water, and etc.
 - a. Richard Leach is going to get quotes from Lacy, Texas Cutting Edge and Thousand Oaks to install four 2" pipes at each gate.

New business

- 1) Discuss violation letters with regard to being specific as to the reason for the violation.
 - a. There is a note section that can be utilized in the future for more specifics.
- 2) Discuss kiddy pool repair.
 - a. We have one bid from Quality Pool
 - b. We will get this fixed as soon as we verify quote is all inclusive for the damage at the kiddy pool.
- 3) Discuss water standing near intersection of Hightimber & Eastfork Lane as well as Stone Glen.

- a. Richard Leach is going to get good, better, best quotes on repairs and submit to the board.
- 4) North Gate squeaks very loud
 - a. Richard will get with Gate Company on getting grease certs installed.
 - b. Gary will oil the gates in the meantime.
- 5)

Close of meeting

- 6) Meeting closed at 8:40 pm

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 & Richard 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 and get another quote on electrical to fountain.
- ~~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) Entire board to review Traffic Code enforcement policy from the Riverchase website.
http://www.riverchasehoawylie.com/hoa_documents
- ~~26) Review trash can screening policy~~
- 27) Cristine needs to accept invitation for Riverchase gates email address to be forwarded to her
- 28) Richard Leach will Get quotes for PVC pipe near gates
- 29) Richard Leach is going to call about getting the Bobcat removed from West common area.
- 30) Richard Leach is going to look into new speed limit signs and no parking signs
- 31) Richard Leach is going to ask city to replace the lines near gates instead of splice them.
- ~~32) Monty will forward pictures of kiddy pool to Richard Leach for follow-up.~~
- 33) Richard Leach will get good/better/best quotes on potential standing water issues on Eastfork and Stoneglen.
- 34) Richard Leach will check with gate company on getting grease certs installed.
- 35) Gary will oil gates to ease the noise until grease certs are installed.

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.