

Riverchase HOA Board of Directors Meeting

September 19, 2011 6:30 PM at Brad Boganwright's residence

Next Meeting Scheduled for September 19th, 2011, 2011 6:30 PM at William Phaff's Residence

Name	Position	email address	Present/Absent/Proxy
William Pfaff	President	pfaffwil@gmail.com	present
Gary Robas	Vice President & Landscape Committee Chairperson	gerobas@drs-rsta.com	present
John Sanders	Treasurer	jms_rvrchs@verizon.net	present
Brad Boganwright	Member At Large	bboganwright@verizon.net	absent
Lisa Beckman	Secretary & Comm. Committee Chairperson	lisa.riverchase@yahoo.com	present
Richard Leach	Property Mgr./Principal	rleach@principal-mgmt.com	present
Angie Stephens	Social Committee	momo3dallas@gmail.com	absent
Sheri Campion	Landscape Committee	sheri.campion@baylorhealth.edu	absent
Janet Hawkes	ACC Committee	hawkes5texas@yahoo.com	absent
Jerry Coombs	ACC Committee	jdcengr@verizon.net	present

Call to order

- 1) Executive Session Meeting called to order at 6:34 PM.
- 2) Regular Session Meeting started around 7:10 PM.

Landscape Committee Report-

- 3) Yard Of The Month Winner and Honorable Mentions have been chosen.
- 4) Richard Vaughn to supply and install a new skimmer basket at west side of pool during off season.

ACC Committee – ACC requests were discussed. 2 approved, 1 denied,

Social Committee Report –

- 5) No representation at the meeting tonight.

Communication Committee-

Every month we receive more requests from homeowners that want to be added to Riverchase Email Notices for neighborhood news. We are up to 64 so far.

Board discussed having Breakfast at the Gates on October 13th 6:45 am-8:00 am.

Treasurers Report-

- 6) Total expenses for Year to date were under budget by (\$3,166.94) with an actual \$74,130.06 against a budget of \$77,297.00.
- 7) Total expenses for August were under budget by (\$212.58) with an actual \$9,119.58 against a budget of \$8,907.00.
- 8) Accounts Receivables- March, \$19,016.14; April \$22,794.31; May \$20,717.57; June \$18,901.05; July 423,507.62; August \$21,277.71;
- 9) Operating Cash \$6,680.00
- 10) Reserve Account \$157,134.17
- 11) Vote was called to approve the Treasurers Report, all approved and Motion passed.

Reading and approval of last month's minutes

- 12) John moved to waive reading of minutes, Gary seconded... all approved July minutes.

Old Business

- 13) Richard Leach requested Pond Medics resend invoices to rectify. Pond Medics sent Richard Leach \$2,600.00 in invoices. They are being held due to lack of service. A.) Fish were too small to survive with the bigger fish in the pond, to prevent the algae growth as discussed with Pond Medics. The fish were installed in a non-systematic manner and the Board is questioning the amount installed, if installed at all. B.) The trash was not picked up at the pond on the scheduled date and the Board has photos to show the trash was still there. A board member picked up the trash and hauled it off. The board has instructed Richard Leach to offer a reduced dollar amount to pay Pond Medics. Update via email: Pond Medics – HOA to accept paying 75% of invoice?? June meeting update- Richard Leach received a letter from Pond Medics and they offered to accept 75% of the outstanding invoices. Richard Leach to send letter with a check for 60% as a settlement to Pond Medics. Richard Leach sent a check and letter to Pond Medics for 60% of the invoice on August 4, 2011. No word from Pond Medics. **Corrin to confirm check has cleared.**
- 14) Discuss Corral Reef gate and city warranty. Chris Holsted, City of Wylie City Engineer, will give Riverchase a warranty for 2 years from date of completion. The work has been reviewed by engineers and they have approved the work. The Board is willing to accept the warranty once completion work has been complete and reviewed again. **Warranty in effect. City to give board members a warranty letter. Corrin to get warranty letter when she mails the invoice.**
- 15) The Dept of Transportation has requested that Riverchase record the 20 mph speed limit in Riverchase. Motion, voted and passed. Riverchase is to be in compliance with ordinance 2007-41 of Wylie Code. June Meeting update: Richard Leach will get the signs from Centerline Supply and Gary to install the new speed limit signs. **Gary to talk to Richard Vaughn about the signs.**
- 16) Curb & sidewalk repairs. June Meeting Update: Ongoing. Richard to email Brian at Kimzey to get the ball rolling on this issue. John Sanders will email Richard Leach the list of sidewalks and curbs needing repair. August meeting update: Richard Leach getting quotes from Classic Construction, Kimzey, and Unique Services for curb repairs. **September meeting update: Suburban Building. Corrin to find out if Suburban Building price will still be good for 30 days and if the price per household will be honored if only half the homeowners accepts their proposal price**
- a. Curb list has been finalized.
 - b. Review final list of home owners who need to repair sidewalks
 - c. Get quotes and draft letter to home owners concerning the repair.
 - d. Once Kimzey provides quotes on the current sidewalks needing the repair, the HOA will send a letter to the homeowners. 30 days
 - e. Dig test
- 17) Cost to replace turtle design at the pool was quoted as \$1,156.98. Discuss getting a quote to replace just the missing tiles and a quote to remove the entire turtle design. August meeting update: Get quotes to fix mosaic turtle, quotes for skimmer and quotes for pool service. **September meeting update: Quotes and replacement of turtle to happen during off season.**
- 18) Tabled until road construction is complete. A homeowner requested pedestrian gates codes be re-installed. The Board will get quotes on fixing the walk thru gates and will revisit this issue once the 1378 construction is done. The gates were removed in the past due to the expense and complication of having kids use the gates. July: Pending. Pedestrian gates at entrances will be fixed and knobs be replaced to working order. Southwest Access to review the work needed this week. **August meeting update: Dale Shaw with Access Systems is replacing SWA as our gate contractor. Access Systems will come out this week and check knobs and closers on pedestrian gates.**
- 24.) **The annual HOA meeting is scheduled for October 18th at 6:30 pm at the Methodist church on Country Club.**
- 25.) **Breakfast at the Gates is scheduled for October 13th 6:30 am- 8:00 am. An annual meeting proxy will be provided, along with HOA annual meeting flyer, newsletter, water, juice, muffins. Gary to pick up at Sam's.**
- 26.) Richard Leach to attend a meeting at his office regarding the new legislation on HOA's. August meeting update: **The board members will receive an email from Kenneth Walters.**

27.) Monthly meetings are scheduled for the following residences and dates are tentative to board members holiday schedules and may be changed.

September 19th, Brad Boganwright

October 17th, William Pfaff

November 21st Gary Robas

December 19th, Brad Boganwright

New Business-

Discuss Annual Meeting discussions.

Next meeting will be October 17, 2011 6:30 PM at William Pfaff's residence.

Close of meeting - Meeting closed at 9:15 pm

Action Items

- 1) Jerry Coombs will update the ACC form. Current form doesn't have a place for HOA approval and doesn't follow ACC guidelines 4.5.3. Consider process allowing for HOA approval prior to spending money on city permit with a secondary approval once a city permit is pulled.
- 2) Richard Leach to have Access Systems/Dale Shaw fix pedestrian gates, knobs, closers.
- 3) Lisa to post July meeting notes in Message Board and on Riverchase website.
- 4) Lisa to send Riverchase Email about open HOA seats at Annual meeting.
- 5)

Executive Session Notes are not posted due to privacy of homeowner accounts.

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 Lisa Beckman lisa.riverchase@yahoo.com](mailto:lisa.riverchase@yahoo.com). If no corrections are received, the above referenced minutes will be approved at the next meeting.