

RiverChase HOA

<http://www.riverchasehoawylie.com>

<https://www.facebook.com/#!/pages/Riverchase-Homeowners-Association-Wylie-Texas/414432818633409?fref=ts>

Board of Directors Meeting Minutes Monday, September 19, 2016

- I. **CALL TO ORDER** – Meeting called to order at 5:34pm. Introduction of new PMG Representative LeAnne LaDew. Alyson has moved to the PMG office in California.

In attendance

Name	Position on Board	Contact Info
Mary Saunders	Board President	marysaunders@avaya.com
Patrick Lynch	Board Vice President	pdlynch@hotmail.com
Victoria Hines	Board Secretary	VHines1913@aol.com
Christy Bolin	Board Treasurer	christybolin@verizon.net
Bob Hoshor	Board Member at Large	rjhoshor@yahoo.com
Donna Horn	Pool Committee Chair	donnahorn1323@gmail.com
LeAnne LaDew	PMG Representative	lladew@principal-mgmt.com
Committee Chairs		
Lisa Beckman	Communications Committee Chair	lisa.riverchase@yahoo.com
Emily Boroden	Decorations Chair	emboroden@verizon.net
Gena Lynch	Social/Welcome Committee Chair	glynch323@gmail.com
Patrick Lynch	Landscape Committee Chair	pdlynch@hotmail.com
John Sanders	ACC Committee Chair	jms_rvrchs@verizon.net
Elizabeth Winger	Gate Committee Chair	elizabeth.winger@wylieisd.net
UNABLE TO ATTEND		

- II. **APPROVAL OF MINUTES (July 2016)**
Board reviewed minutes from July 25th meeting. Mary Saunders took minutes for August meeting and will provide those minutes at the November meeting.

Patrick Lynch made motion to approve the minutes

Victoria Hines seconded; Motion carried. Minutes were approved.

III. **APPROVAL OF TREASURERS REPORT**

Board reviewed and discussed the treasurer's report.

Bob Hoshor made motion to approve the Treasurer's report.

Patrick Lynch seconded; Motion carried.

IV. **COMMITTEE REPORTS**

- a. **Landscape (Patrick Lynch)** Discussed sprinklers and greenbelt situation. Contract will roll over in January. 30 day notice is required unless there is a breach of contract.

- b. **ACC** – John discussed concerns with homes that have installed roofs without ACC approval. Also mentioned several homes have installed black gutters to match roof color. 2 neighbors received letters from PMG attorney regarding roof violation. Both spoke with the board and were open to working with the HOA board to come to an agreeable resolution.
- c. **Social / Welcome Committee (Gena Lynch)** – Mary shared information she learned from conversation with Sage Creek HOA President, Roger. Gena shared details about National Night Out event at the pool, October 4, 2016.
- d. **Pool Committee (Emily)** – Bulletin Board Box is complete and in use.
- e. **Communications Committee (Lisa)** – Information sent out to residents and on website.
- f. **Gate Committee (Elizabeth)** – Entry gates will remain open for maintenance purposes. Continued discussion about best options for maintaining gates and securing our neighborhood.

V. **OLD BUSINESS**

- 1. **Drainage Bid – City of Wylie Violation** – Discussed options for a permanent solution to the drainage issues. Bryce Green and Ministry Consultants will oversee the development of new plans for this project.
*Patrick Lynch motioned to move forward with Ministry Consultants.
Motion was seconded by Christy Bolin. Motion carried.*
- 2. **Pool Security Bid** – Will start getting bids now for next year.

VI. **NEW BUSINESS**

- 1. **Quality Pool Re-Surfacing** – Resurfacing has been completed. Discussed needs for next year. Walk on surface needs to be redone due to rough patches.
- 2. **Brick Wall** – Has been repaired. HOA absorbed the cost of the repair.
- 3. **Annual Meeting** – Will be held on October 17th at Wylie United Methodist Church at 7:00. PMG will provide a PowerPoint for the annual meeting.
- 4. **Vacated Homes** – Discussed vacant homes with regard to lawn care, possible mold, windows, etc. City of Wylie will intervene at some point. Fendi & Associates owns one of the homes discussed.
- 5. **National Night Out** – Tuesday, October 4, 2016 will be held at the pool. Will have chili cook-off and activities for the kids. Wylie Fire and Police Departments will visit during the event.
- 6. **New Reporting Request** – Will request more specific reports from PMG.
- 7. **Credit Card** – Board discussed acquiring an HOA credit card. Will wait until after annual meeting to move forward with this acquisition.

VII. **EXECUTIVE SESSION 7:00 pm**

Updates from Manning & Meyers

Continued discussion about roof violations. PMG took additional steps in the process towards 2 residents. Board was not fully aware that neighbor would be served at their place of employment. Resident raised concern about fencing in her yard. She does not want to give the impression that she is giving up ownership of the alley/easement which is part of her lot. Patrick Lynch suggested the board put in writing the maintenance, taxes, and ownership of the easement/alley that runs through her property to alleviate future questions. Ms. LaDew will confer with attorney. Mary Saunders suggested inviting former board members to share rationale for previous actions towards resident.

*Mary Saunders motioned to follow the recommendation of Manning & Meyers.
Christy Bolin seconded; Motion carried.*

ADJOURNMENT

*Victoria Hines motioned to close the board meeting at 7:30 pm
Patrick Lynch seconded; Motion carried.*

Next meeting on October 17th @ Annual Meeting at Wylie United Methodist Church 1401 Country Club Road.
Board will arrive at 6:30 pm. Meeting will begin at approximately 7 pm if quorum is present.

November Meeting – Monday, November 21, 2016 @ 5:30 at 1808 Stoneglen Drive

Signatures: HOA President, Mary Saunders _____

HOA Secretary, Victoria Hines _____

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