

Riverchase HOA

Board of Directors Meeting

Date of Meeting: January 19, 2009

NEXT MEETING:

February 16, 2008 AT 6:30 P.M.

Lisa Beckman's Home
1807 Stone Glen Dr.

Name	Position	Email	Present/Absent/Proxy
<input checked="" type="checkbox"/> Michael Fruci	President	mjfruci460@verizon.net	Present
<input checked="" type="checkbox"/> Frank Mabry	Vice President	FMabry@tmwsystems.com	Present
<input checked="" type="checkbox"/> Lisa Beckman	Secretary	lisa.riverchase@yahoo.com	Present
<input checked="" type="checkbox"/> John Sanders	Treasurer	jms_rvrchs@verizon.net	Present
<input checked="" type="checkbox"/> Richard Vaughn	Member-At Large	rv6049@verizon.net	Present
<input checked="" type="checkbox"/> Penny Staley	PropertyMgr./Principal	pstaley@principal-mgmt.com	Present
<input type="checkbox"/> Gary Robas	Landscape Committee		
<input type="checkbox"/> Monty Brown	ACC Committee		
<input type="checkbox"/> Carman Tomsu	Social Committee		

	Action Items:	Action By:	Action Date:	Status:
1.1	6:42 p.m. Board Meeting called to order. All Board members are present. December meeting notes were approved and Lisa to post on Website.	Info	Info	Info
1.2	Treasurers Report: John Sanders, Treasurer <ul style="list-style-type: none"> • Current Monthly Expenses: \$5,105.13 • Under-budget: \$4,385.87 • Current Yearly Expenses: YTD \$111,405.41 • Under-budget: \$11,169.59 due to contract services/professional service including attorneys fees. • Account Receivables (delinquent) Amount \$22,379.37 (down \$550.00 from December). Michael makes motion to accept the Treasurers Report; Richard 2 nd , all in favor. None opposed.	Info.	Info.	Info.
11.5 12.3 1.3	Penny to make sure the HOA bills are paid on time and do not have late charges. Penny check into Bill Pay (not automatic draft) to pay FEC Electric. They seem to be the only late payment every month. December FEC Electric bill was paid with Bill Pay. Payment was made on time and no late fees were incurred.	Penny Staley/ Principal Mgmt.	11/17/08 12/15/08 01/19/09	Complete/ Info

11.7 12.4	<ul style="list-style-type: none"> Mr. Mabry's CAB payment still not resolved by Principal Management. Mr. Mabry to find confirmation email verifying assessment was paid. Frank's account is up-to-date with a \$0 balance. Penny to find out what other homeowners paid assessments through C.A.B. between May 2007 and October 2008. Michael to follow up with Principal's accounting dept if Penny is unable to get information requested. 	Penny / Michael	11/17/08 12/15/08	Completed
11.8 12.5 1.5	<p>AAC Requests: All ACC requests sent for approval should match the permit application. All ACC requests are to be sent to:</p> <ul style="list-style-type: none"> Barbara at Principal Management, Barbara will review and send to Michael Fruci-HOA President, Mike will then send it to the ACC committee members to review. The ACC committee to meet, discuss, makes notes and return findings to Mike Fruci. Once Mike has reviewed the approval/denied from ACC committee he will forward back to Barbara at Principal Management. Barbara to notify homeowner. <p>Recap order: Barbara, Mike, ACC, Mike, Barbara. Richard requested to rewrite ACC charter. Board decided to table the discussion until next meeting. We need more brainstorming on this one.</p> <p>Michael is re-writing the ACC Charter for board members to review and brainstorm on.</p>	Michael	12/15/08	
12.7 1.6	<p>Riverchase HOA is non-profit and should not have to pay sales tax. Penny is checking on status. Michael thinks he found a way for the HOA not to be charged sales tax. Tabled for next meeting.</p>	Penny	12/15/08 01/19/09	Pending
12.9 1.7	<p>Virgina Baker Law in effect. Pool company wants \$2000 to install suction resistant drains in pool. Board feels that amount is excessive and is collecting others bids for the work to be done.</p>	Lisa / Richard	12/15/08 01/19/09	Pending
12.10 1.8	<p>Maintenance around the property: Lisa and Richard asking for bids for the following work.</p> <ul style="list-style-type: none"> Iron fence along FM 1378 to be reworked for stability. Landscape contract will not include maintenance for FM 1378 due to construction Erosion problem around pond/creek area Pond maintenance 	Lisa / Richard	12/15/08 01/19/09	Pending
12.11 1.9	<p>John to present 2009 budget in January after all December statements have been posted; possibly at January Board meeting. John Sanders presented the 2009 budget and all Board Members accepted. None opposed. Lisa to post on www.riverchasehoawylie.com.</p>	John	12/15/08 01/19/09	Completed
1.10	<p>Discussion to amend fining policy to include penalty for not getting ACC Request approval. Decision was made to table discussion until next meeting for research purposes.</p>	Michael	01/19/09	Pending

1.11	FM 1378 Construction Update: not much of Riverchase property left after construction. From what the Board has been told at this time, there may be 24" of grass left which will probably include tele/utility poles.	Info	Info	Info
1.12	Richard to check on a larger storage. HOA files and Christmas décor has increased.	Richard	01/19/09	Pending
1.13	Ms Carman Tomsu has volunteered to be the Social Committee Chairperson. Michael made motion to accept her as Chairperson, Richard 2 nd , all in favor, none opposed.	Info	Info	Info
1.14	HOA won judgment against a homeowner for non-payment of HOA assessments. Full balance on the homeowners account was granted. The Board wants to file judgments on all homeowners that have a \$500 or more balance in their HOA accounts. Michael motioned to accept, Frank 2 nd , all in favor, none opposed. The next filing will include a homeowner with a bankruptcy on their credit.	Info	Info	Info
1.15	The next newsletter will be mailed around March 1 st with assessments.	Info	Info	Info
1.16	NEXT MEETING: February 16th at 6:30 PM Lisa Beckman's Home, 1807 Stone Glen Drive.	Info	Info	Info
1.17	Adjourned Board of Directors Meeting at 8:07 PM. Entered Executive Session			

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. If no corrections are received, the above referenced will be approved at the next meeting.