

Riverchase HOA
Board of Directors Meeting
Date of Meeting: June 22, 2009

NEXT MEETING:

Tuesday, July 21, 2009 at 6:30 PM
Richard's House

	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	Absent
<input checked="" type="checkbox"/>	Penny Staley	PropertyMgr./Principal	pstaley@principal-mgmt.com	Present
<input checked="" type="checkbox"/>	Gary Robas	Landscape Committee	gerobas@drs-irtech.com	Present
<input type="checkbox"/>	Sheri Campion	Landscape Committee	sheri.campion@baylorhealth.edu	Absent
<input type="checkbox"/>	Calinda Haddock	Sr. Prop Mgr/Principal	chaddock@principal-mgmt.com	Absent
<input type="checkbox"/>	Carman Tomsu	Social Committee	carmentomsu@yahoo.com	Present
<input type="checkbox"/>	Monty Brown	ACC Committee	brown_monty@hotmail.com	Absent

	Action Items:	Action By:	Action Date:	Status:
6.1	6:45 p.m. Board Meeting called to order by Michael Fruci. Board Members Present: Mike, John, Lisa, Frank. Absent: Richard, who arrived at 7:10 PM.	Info	Info	Info
6.2	Reading of May Meeting Minutes. Mike motioned to accept meeting minutes, John 2nd, All in favor 4-0. Lisa to post on www.riverchasehoswylie.com website.	Lisa Beckman	Info	Info
6.3	Treasurers Report: John Sanders, Treasurer <ul style="list-style-type: none"> • Current Monthly Expenses: \$10,034.44 against a budget of \$8,764.00, Over-budget: \$1,271.44 • Current Yearly Expenses: YTD \$46,167.42 against a budget of 47,799.00, Under-budget: <\$1,631.58> • Account Receivables: <\$1,200.98> Mike makes motion to accept the Treasurers Report; Lisa 2nd, all in favor 4-0. None opposed.	John Sanders	Info.	Info.

<p>6.4</p>	<p>COMMITTEES: SOCIAL: 1. "School is Out" party on Sunday June 7th 2. Tentative: Back to School party on August 24th 3. National Night Out on Tuesday, October 6, 2009. 4. Breakfast at the Gates – Wednesday, October 14th 6:45 AM – 8:00 AM. Gary has volunteered to help. 5. Annual Meeting, Monday, October 19th 6:30 check-in / 7:00 PM start time.</p>	<p>Carmen Tomsu, Social</p> <p>Gary Robas, Landscape</p>		
<p>6.5</p>	<p>LANDSCAPE: Gary Robas is the Landscape Committee Chairman and is present at this meeting. 1. Gary turned in receipts for the landscaping he has finished at Stonecrest and Eastfork gates. He will spend \$30 (budget) for trees, painting landscape edging and day lilies at Eastfork. 2. Gary submitted a proposal for a concrete screening walkway in West common area. \$11 ton for concrete screening and delivered. 2100' L x 6' W x 3 1/2" D = \$5,000 3. Gary submitted a proposal for Baseball field in West common area. No electricity. Gary to check for City and ADA codes. \$2,000. 4. Gary wants to schedule a day for residents to help with landscaping. Date to TBD.</p>	<p>Mike Fruci/Monty Brown</p>		
<p>6.6</p>	<p>Gary and Richard to go over water/sprinkler needs at all gates. Stonecrest and Eastfork are OK, Coral Reef is dug up by the City for road construction.</p>			
<p>6.7</p>	<p>ACC COMMITTEE: 1 ACC request was approved by ACC Committee pending City approval. 1 was declined.</p>			
<p>4.7 & 5.7</p>	<p>SMALL CLAIMS COURT UPDATE: Small Claims is going slow. Court Clerk is on maternity leave.</p>	<p>Richard</p>	<p>4-20-09</p>	<p>Info</p>
<p>6.8</p>	<p>BIDS Pressure and Stain Pool Entrance: Contract has been approved to proceed with work. \$2,100 Pool – Skimmer baskets are leaking (Inject a sealant for \$110 or replace each skimmer at \$1200). Richard to seal with A/B epoxy first. Pool Parking Lot – John to call stripping company to repaint pool lot and stop bars at entrance and exit gates.</p>	<p>Richard</p> <p>Richard</p> <p>John</p>	<p>6-15-09</p>	

1.10	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.	Michael	01/19/09	Pending
2.8	Discussed amending the ACC Fining Policy. Board agreed to a \$100 fine to be given for all homeowners who violate the ACC policy and is to be written into the policy. The new ACC Policy will go into affect once the policy it is rewritten, received and reviewed by all Board members, majority-vote approved, filed with Collin County Clerks Office and after Principal Mgmt sends a notice to all homeowners. All homeowners will have a 30 day grace period.	Michael	02/17/09	Pending
6.9	Richard got another storage locker for HOA files/décor/materials/signs	Richard		Complete
5.11	Mike wants to put a barrier at the pond area and possibly the west access easement to prevent ATV riding in common areas. Pricing is needed to vote.	Mike	5-19-09	Done
5.13	Lisa proposed buying a Message Center for the pool area to post event and info notices for HOA members to view. Board approved 4-1, (Frank against) advancing Lisa \$1500 for message center. Ordered Medium Horizontal Message Center, Double-sided with 2 in-ground posts with a Literature Rack in Cedar color. Shipping to Richards house, should be here at the end of July. \$1500-1296=\$203.27. Lisa will turn in receipts at next board meeting and give Principal a check in the amount of \$203.27 for the balance of the \$1500 not used.	Lisa	5-19-09	Complete
6.10	NEXT MEETING: Richard Vaughns' Home. The date for next meeting will be Tuesday, July 21st at 6:30 PM.	Info	Info	Info
6.11	Adjourned Board of Directors Meeting at 8:10 PM. Entered Executive Session – Board members discuss outstanding HOA accounts, financial information including small claims filed against homeowners, individual homeowner requests, etc.			

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.