

**Riverchase HOA**  
**Board of Directors Meeting**  
**Date of Meeting: March 17, 2009**

**NEXT MEETING:**  
 April 20, 2009 AT 6:30 P.M.

Name	Position	Email	Present/Absent/Proxy
<input checked="" type="checkbox"/> Michael Fruci	President	<a href="mailto:mjfruci460@verizon.net">mjfruci460@verizon.net</a>	Present
<input checked="" type="checkbox"/> Frank Mabry	Vice President	<a href="mailto:FMabry@tmwsystems.com">FMabry@tmwsystems.com</a>	Present
<input checked="" type="checkbox"/> Lisa Beckman	Secretary	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>	Present
<input checked="" type="checkbox"/> John Sanders	Treasurer	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>	Present
<input checked="" type="checkbox"/> Richard Vaughn	Member-At Large	<a href="mailto:rv6049@verizon.net">rv6049@verizon.net</a>	Absent
<input checked="" type="checkbox"/> Penny Staley	PropertyMgr./Principal	<a href="mailto:pstaley@principal-mgmt.com">pstaley@principal-mgmt.com</a>	Present
<input type="checkbox"/> Calinda Haddock	Sr. Prop Mgr/Principal	<a href="mailto:chaddock@principal-mgmt.com">chaddock@principal-mgmt.com</a>	
<input checked="" type="checkbox"/> Gary Robas	Landscape Committee	<a href="mailto:gerobas@drs-irtech.com">gerobas@drs-irtech.com</a>	Present
<input type="checkbox"/> Sheri Campion	Landscape Committee	<a href="mailto:sheri.campion@baylorhealth.edu">sheri.campion@baylorhealth.edu</a>	Absent
<input type="checkbox"/> Monty Brown	ACC Committee	<a href="mailto:brown_monty@hotmail.com">brown_monty@hotmail.com</a>	Absent
<input type="checkbox"/> Carman Tomsu	Social Committee	<a href="mailto:carmentomsu@yahoo.com">carmentomsu@yahoo.com</a>	Absent

	Action Items:	Action By:	Action Date:	Status:
3.1	6:37 p.m. Board Meeting called to order by Michael Fruci. All Board members present.	Info	Info	Info
3.2	2 homeowners came to the board meeting to state their views on the 30.06 signage stating no firearms in common areas. Board to consider their position and discuss for next board meeting.	Info	Info	Info
3.3	<b>Reading and discussion of January meeting minutes will be held via email.</b> <del>Motion to approve minutes with no changes made by John Sanders, 2<sup>nd</sup> by Michael Fruci. Minutes were approved by all, none opposed. Lisa to post on Website.</del>	Lisa Beckman	Info	Info
3.4	<p><b>Treasurers Report: John Sanders, Treasurer</b></p> <ul style="list-style-type: none"> <li>• Current Monthly Expenses: \$5,872.82 Under-budget: &lt;\$2,391.18&gt;</li> <li>• Current Yearly Expenses: YTD \$8,264.00 Under-budget: Professional Svcs &lt;\$1,249.00&gt; Utilities \$620.00, Contract Svcs &lt;\$690.00&gt;</li> <li>• Account Receivables (delinquent) Amount \$25,597.25 (Down \$3100 from February due to some January assessments paid and small claims court accounts being paid). Prepaid accounts \$4,876.95</li> </ul> <p>Michael makes motion to accept the Treasurers Report; Frank 2<sup>nd</sup>, all in favor. None opposed.</p>	John Sanders	Info.	Info.

3.5	<p><b><u>BIDS</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Landscape:</u></b> 4 bids – Lindseys \$2282, Mr. T’s \$2200, Thousand Oaks \$1257. Fallas Landscape has been given their 30 day cancellation notice. However, they are sending a spray truck this week to treat weeds. John motioned to accept bid offer of Thousand Oaks for \$1,257.00/mo. and to start contract in May. Mike 2<sup>nd</sup>. All agree. 5-0</li> <li>• <b><u>Pond Contracts:</u></b> Pondmedics was the lowest bid at \$166.72/mo. Pondmedics to put tilapia in the pond to cut down on algae \$350 one time. John motioned to accept \$166.72 contract and \$350 one time fee for tilapia. Mike 2<sup>nd</sup>. All agree 5-0</li> <li>• <b><u>Pool Contracts:</u></b> Quality Pools \$450+tax/mo with no bathroom cleaning. \$1,500 to replace current drain covers with suction resistant drain covers per Virginia Baker Law. John motioned to accept \$450 and \$1500 bids for Quality Pools. Mike 2<sup>nd</sup>. All agree 5-0. <i>Richard to find porter service to clean restrooms. Budget is \$200 cleaning 1-2 week.</i></li> <li>• <b><u>Kiddy Cushion</u></b> (base material at the playground)- 30 cu yards \$822.70 + \$290 install = \$1,136.00. John motioned to accept \$1,136.00, Richard 2<sup>nd</sup>. All agree 5-0</li> <li>• <b><u>FM 1378 Fence:</u></b> Suburban Construction to start stabilizing wrought iron fence along FM 1378 this month.</li> <li>• <b><u>Pressure and Stain Pool Entrance:</u></b> No bids</li> <li>• <b><u>Pedestrian walk thru gates along FM 1378:</u></b> Richard proposed new Power Lever Prox locks. They are \$1,495.00 each. This has been tabled for a future meeting. The other board members felt it was a lot of money to spend right now.</li> </ul>	Richard		
3.6	Riverchase Annual Garage Sale will be held May 2, 2009. Lisa has posted the info on the website.	Lisa	Info	Info
3.7	Landscape Committee: New landscape co-chair Sheri Champion has volunteered. Board members all in favor. None opposed.			

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
1.12 2.9	Richard to check on a larger storage. HOA files and Christmas décor has increased. However, contract is not up until June.	Richard	01/19/09	Pending
1.14	<b>Small Claims Court Cases:</b> 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 <sup>nd</sup> , all in favor, none opposed. The next filing will include a homeowner with a bankruptcy on their credit.	Info	Info	
2.10	HOA filed against 10 more homeowners in Small Claims Court for non-payment of HOA dues. Outcome is pending.	Richard	02/17/09	Info
3.9	<b>3 homeowners have paid their outstanding HOA accounts prior to court dates being set.</b>	Richard	3-17-09	Info
2.12	Stronger pool area enforcement is needed. Michael is checking with Wylie Police Dept for assistance in enforcing rules in the community especially at the pool. Board is considering to have signs made for pool, pond, playground in regards to no alcohol, firearms, no after hours, etc. West Common Area to have signs with same as above , as well as, no ATV's, No hunting. <i>Discussion tabled for next meeting for more brainstorming and exact wording.</i>	Michael	02/17/09	Pending
2.14	Gary Robas is the Landscape Committee Chairman and is present at this meeting. 1. Gary is requesting additional walk way to continue from the East side of the pond to the West side of the pond for residents to use as a walkway. Gary to research the project with additional details for the Board members. 2. Gary wants to schedule a day for residents to help with landscaping. Date it TBD.	Gary Robas/ Landscape Committee	02/17/09	Pending

3.10	NEXT MEETING: John Sanders' Home. The date for next meeting will be Monday, April 20th	Info	Info	Info
3.11	Adjourned Board of Directors Meeting at 8:49 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](mailto:lisa.riverchase@yahoo.com). If no corrections are received, the above referenced will be approved at the next meeting.