

Riverchase HOA
Board of Directors Meeting
Date of Meeting: May 19, 2009

NEXT MEETING:
June 15, 2009 AT 6:30
Frank's Home

	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 type="checkbox"/>	Calinda Haddock	Sr. Prop Mgr/Principal	chaddock@principal-mgmt.com	
<input type="checkbox"/>	Carman Tomsu	Social Committee	carmentomsu@yahoo.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"/>	Monty Brown	ACC Committee	brown_monty@hotmail.com	Absent

	Action Items:	Action By:	Action Date:	Status:
5.1	6:38 p.m. Board Meeting called to order by Michael Fruci. All Board Members are present	Info	Info	Info
5.2	Reading of April Meeting Minutes. Mike motioned to accept meeting minutes, John 2 nd , All in favor 5-0. Lisa to post on www.riverchasehoswylie.com website.	Lisa Beckman	Info	Info
5.3	Treasurers Report: John Sanders, Treasurer <ul style="list-style-type: none"> • Current Monthly Expenses: \$12,570.37 Under-budget: \$593.63 • Current Yearly Expenses: YTD \$36,131.98 Under-budget: <\$2,903.02> • Account Receivables: Over budget \$4,682.36 due to Kiddie Mulch at playground, drain covers in pool to be new law requirements, and repair to FM 1378 wrought iron fence. Prepaid accounts \$ Richard makes motion to accept the Treasurers Report; Mike 2 nd , all in favor 5-0. None opposed.	John Sanders	Info.	Info.

4.6 5.6	Richard is looking for new card reader for pool entrance. There's one on the way. Richard to install.	Richard	Info	4-20-09 5-19-09
1.14	Small Claims Court Cases: 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	
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	3 homeowners have paid their outstanding HOA accounts prior to court dates being set.	Richard	3-17-09	Info
4.7 & 5.7	Small Claims is going slow. Lady at court is on maternity leave.	Richard	4-20-09	Info
3.5 5.8	<u>BIDS</u> <ul style="list-style-type: none"> • <i>Richard to find porter service to clean restrooms. Budget is \$200/mo. cleaning 1-2 week.</i> • Pressure and Stain Pool Entrance: Penny getting bids • <u>Pedestrian walk thru gates along FM 1378:</u> 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. 	Richard		
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 5.9	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

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 considered having 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
5.10	Post info on website: <ul style="list-style-type: none"> • New 2009-2010 insurance certificate • Pool is open • 180 days to finish all ACC requests. 	Lisa	5-19-08	Done
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
5.12	Mike has given a list of HOA violations (which came directly from the By-Laws and CCR's of Riverchase) for Principal Mgmt to reference to when sending out homeowner violations. The list states the specific Article that was violated.	Info	Info	Info
5.13	Lisa proposed buying a Message Center for the pool area to post event and info notices for HOA members to view. Lisa to find one that has plexiglass or lexan.	Lisa	5-19-09	Pending
5.14	NEXT MEETING: Frank Mabry's Home. The date for next meeting will be Monday, June 15th at 6:30 PM	Info	Info	Info
5.15	Adjourned Board of Directors Meeting at 8:35 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.