

# 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, November 21, 2016

### I. CALL TO ORDER – Meeting called to order at 5:49pm.

*In attendance*

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

### II. APPROVAL OF MINUTES (August 2016 and September 2016)

Board reviewed minutes from August meeting and September 19<sup>th</sup> meeting.

*Patrick Lynch made motion to approve the both sets of minutes*

*Mary Saunders seconded; Motion carried. Minutes were approved.*

### III. APPROVAL OF TREASURERS REPORT

Treasurer's report will be reviewed and discussed at the next board meeting.

### IV. COMMITTEE REPORTS

- a. **Landscape (Patrick Lynch)** – Discussed sprinklers and greenbelt situation. Dams are not working properly. Will ask Jerry for plan specifics to permanently fix the issue. Patrick Lynch will check on new lawn care company. LeAnne will get bids for new pool company. Will revisit security company bids.
- b. **ACC** – Addressed roof situation. Need to make a decision on how to proceed.
- c. **Social / Welcome Committee (Gena Lynch)** – Nothing coming up. Request for a list of new residents in the neighborhood submitted to PMG.
- d. **Pool Committee (Emily)** – Furniture has been stored in the restrooms. Need to shut off water to restrooms. Trash cans to be pushed into the restrooms as well.
- e. **Communications Committee (Lisa)** – Reflective caution signs for entry gates were ordered for each entrance gate.
- f. **Gate Committee (Elizabeth)** – Discussed status of condition and getting the gates up to code. Considered upgrading one gate at a time.

V. **OLD BUSINESS**

1. **Drainage Bid – City of Wylie Violation** – Discussed options for a permanent solution to the drainage issues. Working with Jerry to get bid and update from Bryce Green and Ministry Consultants regarding specific plans for this project.

VI. **NEW BUSINESS**

1. **Gate Accidents and Insurance** – Reflective signs have been purchased and mounted.
2. **Opening Gates (morning/afternoons)/Gate Code Update** – Richard Vaughn discussed the safety loops of the gates and offered a master/slave analogy with regard to the gate operation. Both gates at Schooner Bay entry need repair. Richard Vaughn made a motion to let Tim fix the gates at Schooner Bay. Patrick Lynch seconded. Motion carried. Tim will also check the walk-in gates and widen the tolerance for shifting as allowed as they are spring-loaded.  
In an effort to reduce over usage during peak times, Patrick Lynch made a motion to leave the neighborhood entry gates open from 4-7, Monday through Friday only. Richard Vaughn seconded the motion. Motion carried.  
Will use the newsletter to give residents an opportunity to order remotes for \$15 per remote. Will need to update form with gate information. Victoria Hines motioned to order 50 remotes and send out postcard to residents. Richard Vaughn seconded the motion. Motion carried.
3. **Gates Signs (Tailgating)** – Reflective signs have been mounted.
4. **Sink Hole Update** – Board members inspected the area and reported that it is a matter of dirt settling, more so than a sinkhole.
5. **Credit Card – Application, Process, and Limitations** – Christy will review options and move forward with a credit card acquisition.
6. **Budget Review (December Meeting)** – Budget will be presented and reviewed at the next meeting.

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

1. **Updates from Manning & Meyers**
2. **Unapproved Roofs – Do we move forward with attorney (next steps for those not in compliance with the ACC).** Continued discussion about roof violations. Per the PGM attorney, the HOA board has no recourse to get fine money from the home owners for roof violation. The 14 homes with blue tarps will be sent certified letters requesting a schedule of repairs and a timeline. Board still at an impasse on how to proceed, but doing nothing sets precedence. New board member Richard Vaughn made a motion to move forward with the attorney. Motion was seconded by Christy Bolin. Motion carried by a vote of 3-2, with Hines and Lynch abstaining.

VIII. **ADJOURNMENT**

*Victoria Hines motioned to adjourn the board meeting. Patrick Lynch seconded; Motion carried and meeting was adjourned at 7:37pm.*

Due to the holiday, we will not meet in December 2016. Next meeting will be – Monday, January 16, 2016 @ 5:30 @ Rita Smith Library 300 Country Club Rd #300, Wylie, TX 75098.

*Due to lack of quorum, January 16<sup>th</sup> meeting rescheduled to January 23, 2016 @ 1808 Stoneglen Drive*

Signatures: HOA President, Mary Saunders \_\_\_\_\_

HOA Secretary, Victoria Hines \_\_\_\_\_