

# 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, March 20, 2017

- I. **CALL TO ORDER** – Meeting called to order at 5:46pm.  
*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>
Donna Horn	Pool Committee Chair	<a href="mailto:donnahorn1323@gmail.com">donnahorn1323@gmail.com</a>
LeAnne LaDew	PMG Representative	<a href="mailto:lladew@principal-mgmt.com">lladew@principal-mgmt.com</a>
<b>UNABLE TO ATTEND</b>		
Richard Vaughn	Board Member at Large	<a href="mailto:rv6049@gmail.com">rv6049@gmail.com</a>
<b>Committee Chairs</b>		
Lisa Beckman	Communications Committee Chair	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.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>
Aleksandra Rolfson	Decorations Chair	
John Sanders	ACC Committee Chair	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>
Richard Vaughn	Gate Committee Chair	<a href="mailto:Rv6049@gmail.com">Rv6049@gmail.com</a>

- II. **APPROVAL OF MINUTES (January 2017 and February 2017)**  
Board reviewed minutes from January 23<sup>rd</sup> and February 13<sup>th</sup> meetings.  
*Christy Bolin made motion to approve the minutes;*  
*Victoria Hines seconded. Motion carried. Minutes were approved.*

III. **APPROVAL OF TREASURERS REPORT**

Board reviewed and discussed February financials.

1. Mary shared information about new reports per conversations with SageCreek HOA President. Requested delinquency report to show at a glance the amount of money needed for collection. Also requested to see PMG fees collected per month/delinquency handling fees/addendum fees/resale fees. Inquiry as to why the HOA is paying long distance charges for phone calls.
2. Both HOA President and Treasurer have access to the Strong Room (invoice approval system for Association Call).

IV. **COMMITTEE REPORTS**

1. **Landscape (Patrick Lynch)** **Cannon Landscape has new contract.** Will mulch the playground on March 24<sup>th</sup>, replace trees at the front of the neighborhood, and dead plants.
2. **ACC** – Discussed the \$30. Fee for each ACC request made. Previous board member recalls that “no charge was attached when Smart Webs was introduced to the HOA. PMG touted it as an additional service”. Discussion regarding how the HOA/PMG can require residents to submit an ACC request to PMG, then repeatedly billing them for each request. Board discussed a waiver.

3. **Decoration** – No update from Alex at this meeting.
4. **Social / Welcome Committee** – Resale report showing new home owners would provide a regular cadence of reporting. Discussed having a PUP (Pop-Up-Party) on May 13, 2017. Will look into gift cards and other participation gift ideas. Community Garage Sale will be the first weekend in May.
5. **Pool Committee** – Waters Edge has porter service. Uniformed security service would be for full months between Memorial Day and Labor Day. Waiting for them to update contract and answer specific questions.
6. **Communications Committee (Lisa)** – Updates can be included in PMG mailing for free.
7. **Gate Committee** – Any repairs/work over \$2,500 will need Board approval. Gates continue to be a concern for the community. Board discussed contracting with a company who can provide a service level agreement (SLA). Will continue to take bids and meet with companies.

**V. OLD BUSINESS**

1. **Drainage Bid – City of Wylie Violation** – Ministry Consultants are working with the engineer on a design to fix the greenbelt.
2. **Gate Repairs** – Board agreed to proceed with ordering 50 remotes as discussed previously. New remotes will be tracking each household use. Insurance claim from Germania Insurance have been submitted for payment.
3. **Rental Property Restrictions** – Board will review the document and determine steps for 2017 annual meeting upon unanimous agreement by the board. Need to check leasing documents for current rental restrictions.

**VI. NEW BUSINESS**

1. **Credit Card Purchases** – Board reviewed the purchase form for approval.
2. **Spring Fling for HOA** – Will have PUP on May 13, 2017 to promote community unity and involvement.

**VII. EXECUTIVE SESSION 7:02 p.m.**

1. **Updates from Manning & Meyers**
2. **Variance Request for Unapproved Roofs** – Asking Manning to have a separate document for each homeowner. Also need to understand the process (how many copies will be needed, notarization, where to file documents, etc.)

**VIII. ADJOURNMENT**

*Victoria Hines motioned to close the board meeting at 7:18 pm  
Patrick Lynch seconded; Motion carried.*

**IX. NEXT MEETING**

Next HOA board meeting on April 17, 2017 @ 5:30 p.m.

Meeting Location: 1602 Rushing Way (Bolin Home)

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

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