

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, July 25, 2016

- I. **CALL TO ORDER** – Meeting called to order at 5:37pm.

In attendance

Name	Position on Board	Contact Info
Mary Saunders	Board President	marysaunders@avaya.com
Patrick Lynch	Board Vice President	pdlynch@hotmail.com
Victoria Hines	Board Secretary	VHines1913@aol.com
Bob Hoshor	Board Member at Large	rjhoshor@yahoo.com
Donna Horn	Pool Committee Chair	
Alyson Harvey	PMG Representative	AHarvey@principal-mgmt.com
Committee Chairs		
Lisa Beckman	Communications Committee Chair	lisa.riverchase@yahoo.com
Emily Boroden	Decorations Chair	emboroden@verizon.net
Gena Lynch	Social/Welcome Committee Chair	Glynch323@gmail.com
Patrick Lynch	Landscape Committee Chair	pdlynch@hotmail.com
John Sanders	ACC Committee Chair	jms_rvrchs@verizon.net
Elizabeth Winger	Gate Committee Chair	elizabeth.winger@wylieisd.net
UNABLE TO ATTEND		
Christy Bolin	Board Treasurer	christybolin@verizon.net

- II. **APPROVAL OF MINUTES (June 2016)**

Board reviewed minutes from June 20th meeting.

Mary Saunders made motion to approve the minutes

Bob Hoshor seconded; Motion carried. Minutes were approved.

- III. **APPROVAL OF TREASURERS REPORT**

Board reviewed and discussed the treasurer's report.

Patrick Lynch made motion to approve the Treasurer's report.

Bob Hoshor seconded; Motion carried

- IV. **COMMITTEE REPORTS**

a. **Landscape (Patrick Lynch)** Discussed lawn service. Property was mowed on 7.25.16. Reviewed contract which will roll over in January. 30 day notice is required unless there is a breach of contract.

b. **ACC** – John and Jerry submitted approved tiles to board. John will step down as ACC chair.

- c. **Social / Welcome Committee (Gena Lynch)** – Alyson will send out monthly list of new residents in the community. They will receive a welcome packet from PMG.
- d. **Communications Committee (Lisa)** – No updates at this time.
- e. **Pool Committee (Emily)** – Need new pool sign with updated information.
 - i. DRHorton wiring to the pool was inadequate. Only 1 camera working in the pool area. New GL Code. Plumbing issues have been corrected and keys made.
 - ii. Furniture has been ordered and is expected to be delivered in 3 weeks.
- f. **Gate Committee (Elizabeth)** – Discussed best options for maintaining gates and securing our neighborhood. Continuing to have issues with gates not opening or remaining open.

V. OLD BUSINESS

- 1. **Roof Replacement – ACC Overview:** Alyson will send addresses to Mary. Violations letters will be going out. Still a work in progress.
- 2. **City Violation Regarding Drainage** – There is significant erosion due to poor city planning. Discussed fees (\$150 to \$600) from JBI Partners (Bryce). *Patrick Lynch motioned to move forward with Bryce Green reaching out to the original engineer to redesign drainage. Motion was seconded by Bob Hoshor. Motion carried.*
- 3. **Paint Bid \$750.** Closed. No longer necessary.

VI. NEW BUSINESS

- 1. **Porter Contract** – Discussed need for porter service on the weekends. Increased to 3 days per week. *Mary Saunders made motion to accept the \$698 x 4 weeks proposal (\$2792/month); Patrick Lynch seconded; Motion carried.*
- 2. **Pool Security** – Discussed security at the pool. Lisa provided bid information. Alyson will provide Quality Pools contract information.
- 3. **National Night Out** – Celebrated the 1st Tuesday of October in Texas. Riverchase will participate on 10.04.16 from 5:30 to 8 pm. Alyson will get Riverchase registered for the national event. Discussed snow-cone machine, chili cook-off, food truck, police presence, etc. Some Riverchase street lights have been repaired; however, lights are on back order. Most of Wylie experiencing delay in getting lights repaired due to supply and demand.

VII. EXECUTIVE SESSION 6:55 pm

Updates from Manning & Meyers

Continued discussion about roof violations. Board decided to hold off on late letters. Need an attorney to change the bylaws. *Mary Saunders motioned to follow the recommendation of Manning & Meyers. Bob Hoshor seconded; Motion carried.*

- 4. **ADJOURNMENT** *Bob Hoshor motioned to close the board meeting at 7:05 pm Patrick Lynch seconded; Motion carried.*

Next meeting on August 15th @ _____ Christy Bolin’s home _____ at 5:30 pm

Signatures: HOA President, Mary Saunders _____

HOA Secretary, Victoria Hines _____