

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, April 17, 2017

- I. **CALL TO ORDER** – Meeting called to order at 5:38 p.m.
In attendance

Name	Position on Board	Contact Info
Mary Saunders	Board President	marysaunders@avaya.com
Victoria Hines	Board Secretary	VHines1913@aol.com
Christy Bolin	Board Treasurer	christybolin@verizon.net
Richard Vaughn	Board Member at Large	rv6049@gmail.com
Donna Horn	Pool Committee Chair	donnahorn1323@gmail.com
LeAnne LaDew	PMG Representative	lladew@principal-mgmt.com
UNABLE TO ATTEND		
Patrick Lynch	Board Vice President	pdlynch@hotmail.com
Committee Chairs		
Lisa Beckman	Communications Committee Chair	lisa.riverchase@yahoo.com
Gena Lynch	Social/Welcome Committee Chair	glynch323@gmail.com
Patrick Lynch	Landscape Committee Chair	pdlynch@hotmail.com
Aleksandra Rolfson	Decorations Chair	
John Sanders	ACC Committee Chair	jms_rvrchs@verizon.net
Richard Vaughn	Gate Committee Chair	Rv6049@gmail.com

- II. **APPROVAL OF MINUTES (March 2017)**
Board reviewed minutes from March 20th meeting.
Christy Bolin made motion to approve the minutes;
Richard Vaughn seconded. Motion carried. Minutes were approved.

- III. **APPROVAL OF TREASURERS REPORT**
Board reviewed and discussed March financials.
Richard Vaughn made motion to approve the treasurers report;
Christy Bolin seconded. Motion carried. Treasurer's Report was approved.

IV. **COMMITTEE REPORTS**

- 1. Landscape (Patrick Lynch)** Sprinklers/Greenbelt – Board approved Cannon Landscape contract for Riverchase. Discussed bushes inside of fence and middle gate. There have been some discrepancies between scheduled and completed work. We are on the 3rd crew. Cannon is supposed to landscape every Friday and alternate between the Greenbelt and the back walking trails. Patrick and Richard will follow-up with Cannon.
- 2. ACC** – Requests are going through. The HOA is charged \$30. per month for the Smart Webs service for ACC requests. Residents are not charged individually as suggested in previous board meeting.
- 3. Decoration** – No update from Alex at this meeting.
- 4. Social / Welcome Committee** – Discussed neighborhood Get together in May. Discussed having Froggies (frozen fluff), face painting, snacks at the May 13th PUP (Pop-Up-Party). Update: Per Board email communication, PUP will have to be postponed. Community Garage Sale was held May 5-7.

5. **Pool Committee** – Discussed Pool Security and Pool Porter Service. Uniformed security service would be for full months between Memorial Day and Labor Day.
 - i. HOA would like to get uniformed security service post orders.
 - ii. Contracted with Waters Edge as new pool company. Make ready will require a Fire Department Inspection (fire extinguisher?), city/county inspections, inspection of pool for general repairs prior to opening, and furniture set up. There was a proprietary problem with ordering the pool cards. Will look for an alternative.
6. **Communications Committee (Lisa)** – HOA Newsletter was sent out, Web Hosting was paid, and signs were ordered.
7. **Gate Committee** – Any repairs/work over \$2,500 will need Board approval. Gates continue to be a concern for the community. Discussed Orion Proposal for gate repairs. Proposal had not been submitted as of meeting date. Still having challenges with acquiring a gate company that will provide a service level agreement (SLA).

V. **OLD BUSINESS**

1. **Drainage Bid – City of Wylie Violation** – Update on bid from Bryce Green Ministry Consultants. Proposal included coordinating the services of civil engineers to prepare a topographical survey and 2 design solutions; communicate with the City of Wylie regarding the suitability of the design solutions; preparing a budget for each preliminary design and presenting it to the HOA board for consideration.
2. **Gate Repairs** – Remotes for gates have been ordered and shipped. Quotes for gate work from Principal approved for \$522.00. Need specific dates that work can be done from Principal.
3. **Rental Property Restrictions** – Tabled until next meeting. Board will review the document and determine steps for 2017 annual HOA meeting upon unanimous agreement by the board.

VI. **NEW BUSINESS**

PMG is hosting an Open House on Thursday, April 27th. Christy Bolin will represent the RiverChase HOA.

VII. **EXECUTIVE SESSION**

1. Updates from Manning & Meyers
2. Variance Request for Unapproved Roofs – Reviewed document for each homeowner. Discussed the process (how many copies will be needed, notarization, where to file documents, etc.)
3. Resident mentioned easement concerns. Will put on agenda for next meeting.

VIII. **ADJOURNMENT**

*Richard Vaughn motioned to close the board meeting at 6:54 pm
Victoria Hines seconded; Motion carried. Meeting was adjourned.*

IX. **NEXT MEETING**

Next HOA board meeting on May 15, 2017 @ 5:30 p.m.

Meeting Location: Starbucks inside Super Target 3440 W FM 544, Wylie, TX 75098 (972) 769-3943

Signatures: HOA President, Mary Saunders _____

HOA Secretary, Victoria Hines _____