

# RiverChase HOA

<http://www.riverchasehoawylie.com>

<https://www.facebook.com/#!/pages/Riverchase-Homeowners-Association-Wylie-Texas/414432818633409?fref=ts>

## **Board of Directors Meeting Minutes February 16, 2015**

### **I. CALL TO ORDER – Meeting called to order at 5:39 pm.**

*In attendance*

<b>Name</b>	<b>Position on Board</b>	<b>Contact Info</b>
Stephen Boyd	Board President	<a href="mailto:Stephen.boyd1@verizon.net">Stephen.boyd1@verizon.net</a>
Steve Dukich	Board Treasurer	<a href="mailto:stephen.dukich@gmail.com">stephen.dukich@gmail.com</a>
Corrin Dandridge	Property Mgr/Principal	<a href="mailto:cdandridge@principal-mgmt.com">cdandridge@principal-mgmt.com</a>
Chris Koder	Board Vice President	<a href="mailto:cskoder@gmail.com">cskoder@gmail.com</a>
Alice Parry	Board Member at Large	<a href="mailto:alp0495@yahoo.com">alp0495@yahoo.com</a>
Mary Saunders	Board Secretary	<a href="mailto:marysaunders@avaya.com">marysaunders@avaya.com</a>
<b>Chairs</b>		
Stephen Boyd	Landscape Committee Chair	
<b>UNABLE TO ATTEND</b>		
John Sanders	ACC Committee Chair	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>
Lisa Beckman	Communications Committee Chair	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>
Emily	Decorations Chair	<a href="mailto:emboroden@verizon.net">emboroden@verizon.net</a>
Patrick Lynch	Welcome/Social Chair	<a href="mailto:pdlynch@hotmail.com">pdlynch@hotmail.com</a>
Lisa Beckman	Communications Committee Chair	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>
John Sanders	ACC Committee Chair	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>
Emily	Decorations Chair	<a href="mailto:emboroden@verizon.net">emboroden@verizon.net</a>

### **II. APPROVAL OF MINUTES (Jan 19, 2015)**

*Stephen Dukich made motion to approve the minutes*

*Chris Koder seconded*

*Motion carried*

### **III. COMMITTEE REPORTS**

#### **a. Landscape**

- i. Inspection and repairs needed by the pool for irrigation system. Discussion tabled to March. Stephen Boyd to send quote to everyone for the repairs.
- ii. Backflow testing completed for HOA by BackFlows of Texas
- iii. Coral Reef ground is tore up and landscaping work is needed between the sidewalk and the neighbor yard. Will need an estimate for the work to fix.

#### **b. ACC -**

#### **c. Social / Welcome Committee -**

#### **d. Decorations Committee -**

#### **e. Communications Committee –**

#### **f. Treasurer Report**

*Chris Koder made motion to approve the Treasurer's Report  
Stephen Boyd Seconded  
Motion Carried*

*Motion made to review the budget (Corrin to resend the budget)  
Stephen Dukich made motion  
Alice Parry Seconded  
Motion carried*

#### **IV. OLD BUSINESS**

1. **Security Camera** - Three cameras are placed and wiring is in process. Determined a need for a box to hold the hard drive/DVR with one Terabyte HD space. Hoping to complete work by end of February. Will need to post a sign on the gate in the pool area stating the cameras are in place.
2. **Pool Repair** – Root barrier issue around pool – Alice will be checking on a quote. Stephen Boyd reported a leak found at Pool Float. Will need the chlorinators replaced.
3. **Drinking Fountain Repair** – Need a durable, affordable, disability approved water fountain. Quote to be sent for the work. Looking to get quote for work by March meeting.
4. **Pool Furniture** – Board to decide what to go with. Corrin to provide the Board member money to purchase and we provide the invoice for 10 loungers and 6 chairs. (currently have 12 to 15 loungers). Will need to vote on style choice and plan on budget to purchase chairs as needed. After this summers' pool season we will need to assess how many chairs/loungers will need replacement.
5. **Gate Repairs** – Breaker was replaced on Stone Crest gate but the gate is still having a problem. Board wants to enlist someone else for a quote. Corrin (at Stephen's request) to send along information for Door King for an estimate for repair from them..  
\* Situation where driver went through gate as it was closing causing damage is being handled by legal. A letter sent to the driver's insurance company and waiting on response.  
\*Mary to send email on walking gate codes to the Board.
6. **Fence Repair** – Fence work is complete
7. **Door knob for pool gate** – Door knob at the gate at the pool is still bent and welding that was done is broken so the gate is not latching.. Magnetic Key is not working.
8. **Resolution addition to bylaws** – Board to review the Rules and Regulations Governing Rental Properties Mayors Way Homeowners Association, Inc. Document and provide marked up document with changes for Corrin to provide to Casey for next meeting. Board would like to determine what would be the fees for background checks (Corrin to find out). Als
9. **Any other old business** – City striping group has on their itinerary to paint the walkways in front of the Stone Crest gates. Chris will call the City to get dates. Stephen Boyd to contact Patrick Lynch to confirm he still wants to participate in the Social/Welcome Committee.

#### **2. NEW BUSINESS**

1. **Hold Harmless Documentation** – Documentation is for vendors only. A vendor would fill out and it would release Principal Management from liability if we used an uninsured vendor to complete work for the HOA. Corrin to provide an example of the document.
2. **Restroom cleaning** – Stephen Boyd to check and see if the gentleman who cleaned the pool bathrooms would be interested again this year in doing that job.
- 3.

**3. Closed Door Session**

**4. ADJOURNMENT**

*Mary made motion made to close meeting at 6:59 pm*  
*Stephen Dukich seconded*  
*Motion carried*

Next meeting on March 16, 2015 @ Chris Koder's house (1705 Rushing Way) at 5:30 pm

Signatures:

\_HOA President \_\_\_\_\_

\_HOA Secretary \_\_\_\_\_