

**Riverchase HOA**  
**Board of Directors Meeting**  
**Monday, September 14, 2009**

The next meeting (Annual Homeowners Meeting) will be held on Monday, October 19, 2009 at United Methodist Church. Check In time is 6:30 pm/ start meeting at 7:00 PM.

	Name	Position	Email	Present/Absent/Proxy
<input type="checkbox"/>	Michael Fruci	President	<a href="mailto:mjfruci460@verizon.net">mjfruci460@verizon.net</a>	Present
<input checked="" type="checkbox"/>	Frank Mabry	Vice President	<a href="mailto:FMabry@tmwsystems.com">FMabry@tmwsystems.com</a>	Present
<input checked="" type="checkbox"/>	Lisa Beckman	Secretary	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>	Present
<input checked="" type="checkbox"/>	John Sanders	Treasurer	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>	Present
<input checked="" type="checkbox"/>	Richard Vaughn	Member-At Large	<a href="mailto:rv6049@verizon.net">rv6049@verizon.net</a>	Absent
<input checked="" type="checkbox"/>	Penny Staley	Property Mgr./Principal	<a href="mailto:pstaley@principal-mgmt.com">pstaley@principal-mgmt.com</a>	Present
<input checked="" type="checkbox"/>	Gary Robas	Landscape Committee	<a href="mailto:gerobas@drs-irtech.com">gerobas@drs-irtech.com</a>	Present
<input type="checkbox"/>	Sheri Campion	Landscape Committee	<a href="mailto:sheri.campion@baylorhealth.edu">sheri.campion@baylorhealth.edu</a>	Absent
<input type="checkbox"/>	Calinda Haddock	Sr. Prop Mgr/Principal	<a href="mailto:chaddock@principal-mgmt.com">chaddock@principal-mgmt.com</a>	Absent
<input type="checkbox"/>	Carman Tomsu	Social Committee	<a href="mailto:carmentomsu@yahoo.com">carmentomsu@yahoo.com</a>	Present
<input type="checkbox"/>	Monty Brown	ACC Committee	<a href="mailto:brown_monty@hotmail.com">brown_monty@hotmail.com</a>	Absent

	Action Items:	Action By:	Action Date:	Status:
9.1	6:38 p.m. Board Meeting called to order by Frank Mabry. Board Members Present: John, Lisa, Frank, Richard. Committee Members present: Gary Robas (Landscape)	Info	Info	Info
9.2	Reading of August Meeting Minutes. Reading of the Meeting Minutes was reviewed. Lisa to post on <a href="http://www.riverchasehoswylie.com">www.riverchasehoswylie.com</a> website once any necessary changes are made and minutes are approved.	Lisa Beckman	Info	Info
9.3	<p>Treasurers Report: John Sanders, Treasurer</p> <ul style="list-style-type: none"> <li>• Current Monthly Expenses for August: \$8,379.30 against a budget of \$11,254.00, Under-budget: \$&lt;2,874.70&gt;</li> <li>• Current Yearly Expenses: YTD \$72,737.02 against a budget of \$79,150.00, Under-budget: &lt;\$6,412.98&gt;</li> <li>• Account Receivables Balance: (\$19,351.50)</li> <li>• Expenses: Variances – Under budget is Professional Svcs, Contracts</li> </ul> <p>Frank makes motion to accept the Treasurers Report; Lisa 2<sup>nd</sup>, all in favor 4-0. None opposed.</p>	John Sanders	Info.	Info.

9.4	<p><b><u>COMMITTEES:</u></b> <b><u>SOCIAL:</u></b></p> <ol style="list-style-type: none"> <li>1. National Night Out on Tuesday, October 6, 2009. (canceled due to weather).</li> <li>2. Breakfast at the Gates – Wednesday, October 14<sup>th</sup> 6:45 AM – 8:00 AM. Lisa &amp; Joel at Stonecrest Gate, Richard at Schooner Bay, Mike &amp; Frank at Coral Reef.</li> <li>3. Annual Meeting, Monday, October 19<sup>th</sup> 6:30 check-in / 7:00 PM start time. Frank has reserved First United Methodist Church of Wylie.</li> </ol> <p><b><u>LANDSCAPE:</u></b></p> <p><b><u>ACC COMMITTEE:</u></b></p> <p><b><u>COMMUNICATIONS:</u></b> Lisa needs notes from board for newsletter and website.</p>	Carmen Tomsu, Social		
9.5	Board discussed Principals' SmartWebs program, a program that was developed to handle the ACC requests (to charge homeowners \$25 per request). The Board members voted to keep the ACC process the same as it's always been. No charge to homeowner.	Info	Info	Info
9.6	John Sanders proposed a "Statement of Intent – Use of Reserve Fund". Board discussed this and John wants to revise this for CCR.	John Sanders	Info	Info
4.7 & 5.7	SMALL CLAIMS COURT UPDATE: Small Claims is going slow. Court Clerk is on maternity leave.	Richard	4-20-09	Info
1.10  2.8	Discussion to amend fining policy to include penalty for not getting ACC Request approval. Decision was made to table discussion until next meeting for research purposes. Discussed amending the ACC Fining Policy. Board agreed to a \$100 fine to be given for all homeowners who violate the ACC policy and is to be written into the policy. The new ACC Policy will go into affect once the policy it is rewritten, received and reviewed by all Board members, majority-vote approved, filed with Collin County Clerks Office and after Principal Mgmt sends a notice to all homeowners. All homeowners will have a 30 day grace period.	Michael  Michael	01/19/09  02/17/09	Pending  Pending

6.9	Richard to check on an extra storage locker for HOA files/décor/materials/signs. Will probably wait until Christmas.	Richard		Pending
9.7	<b>NEXT MEETING: Annual Meeting at United Methodist Church</b> The date for next meeting will be Monday, October 19th at 6:30 PM	Info	Info	Info
9.8	<b>Adjourned Board of Directors Meeting at 7:50 PM.</b>  <b>Entered Executive Session – Board members discuss outstanding HOA accounts, financial information including small claims filed against homeowners, individual homeowner requests, etc.</b>			

This represents the understanding of the stated meeting. If you have corrections or comments, please respond in writing prior to the next scheduled meeting via **email to Lisa Beckman [lisa.riverchase@yahoo.com](mailto:lisa.riverchase@yahoo.com)**. If no corrections are received, the above referenced will be approved at the next meeting.