

Meeting Minutes for 3/15/2010

Riverchase Homeowners Association

In attendance is John Saunders, Richard Vaughn

Absent are Mike Fruci and Monty Brown, both proxies were given to Richard Vaughn

Also absent was Frank Mabry, will need to provide a note from his wife.

Guests in attendance are Lisa Beckman and Gary Robas

Meeting started at 1840

Called to order 1840

- Motion made to accept minutes from February 15th 2010 minutes with a correction for Richard Vaughn's address to 1810 Eastfork Lane.

John Saunders motioned Richard Vaughn Second-Motion passed all in favor 4 abstaining 1

- Treasurers report by John Saunders:

Feb 2010

Under Budget this month by \$907.70

Actual 5598.30 against a budget of 6506.00

YTD actual are \$14852.51.

Budget year to date \$18152.00, under budget by \$3299.49

Reasons are for savings are utilities and contracts being under budget.

Accounts receivable is \$22,533.98, this is a decrease of \$3,110.70.

John had accounting at PMG corrected the balance sheet by splitting out the restricted replacement reserve.

Richard Vaughn Motion and John Saunders second-Motion passed all in favor 4 abstaining 1

- Spoke with Penny Staley, asked her to stop storing our documents. She was told that we had a storage area and we wanted all of our documents in our storage. She stated that she would do that.
- Update on the retention pond. The company informed us that they would not be able to start construction until the summer months due to the condition of the soil.
- Update on the French drain at the pool is on hold until better weather.
- Pool is now scheduled to open May 1st.

Communications committee:

Community garage sale on May 7th and Saturday May 8th.

Angie Stevens to get this organized. Lisa to contact her and work out the details.

Landscaping:

Salvia is coming back, excellent. Do we want to put in annual color? Proposal to put in decorative boulders and some plants. The cost is going to be around \$1000.00.

John Motioned for the \$1000 Richard Vaughn Second-Motion passed all in favor 4 abstaining 1.

Penny to cut the check for Gary Robas as soon as she gets the minutes.

Yard of the month is to start at the End of April

Other business:

- Penny to begin sending out violation letters the second week of April, or whenever her next property drive is around that time.
- Penny to also keep an eye on the chimney situation.
- Next meeting to be at John Saunders house on April 19th at 1830.

Meeting Adjourned at 1935.

Action item:

1. John to look at Reserve study, getting it redone by the same company. He is going to look at what the cost is
2. John to look at transferring more money into the money market account, depending on how the next few months go
3. Richard and Penny are going to call around and ask different companies to see what it will cost to repair the trail as opposed to replacement.
4. Penny to call Pond Company, tell them to move the fountain back to where it was. We would not pay any extra to move it back it is their problem.
 - a. Completed on 3/16/2010
5. Penny to call Pool Company to tell them we are opening May 1st.
6. Richard to get plumber out to fix toilet in men's room
7. Penny to work on the pool inspection with Collin County
8. Richard and Gary to Look at irrigation and cutting off the water supply to affected areas.
9. Richard to fix the gate at Coral Reef as well as replace the telephone cable
 - a. Completed on 3/24/2010
10. Penny to contact Jeff to see if he want to offer a weed control special
 - a. Completed on 3/24/2010