

# Riverchase HOA

## Board of Directors Meeting

**Tuesday April 20, 2010**

The next meeting is Tuesday 5/18/2010 6:30 PM. Location Johns house at 1806 Stone Glen Dr.

Name	Position	Email	Present/Absent/Proxy
Richard Vaughn	President	<a href="mailto:rv6049@verizon.net">rv6049@verizon.net</a>	Present
Frank Mabry	Vice President	<a href="mailto:FMabry@tmwsystems.com">FMabry@tmwsystems.com</a>	Present
Michael Fruci	Member at Large	<a href="mailto:mjfruci460@verizon.net">mjfruci460@verizon.net</a>	Present
Monty Brown	Secretary	<a href="mailto:brown_monty@hotmail.com">brown_monty@hotmail.com</a>	Present
John Sanders	Treasurer	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>	Present
Lisa Beckman	Comm. Committee	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>	absent
Penny Staley	Property Mgr./Principal	<a href="mailto:pstaley@principal-mgmt.com">pstaley@principal-mgmt.com</a>	Present
Gary Robas	Landscape Committee	<a href="mailto:gerobas@drs-irtech.com">gerobas@drs-irtech.com</a>	absent
Sheri Campion	Landscape Committee	<a href="mailto:sheri.campion@baylorhealth.edu">sheri.campion@baylorhealth.edu</a>	Absent
Calinda Haddock	Sr. Prop Mgr/Principal	<a href="mailto:chaddock@principal-mgmt.com">chaddock@principal-mgmt.com</a>	Absent
Angie Stephens	Social Committee	<a href="mailto:momo3dallas@gmail.com">momo3dallas@gmail.com</a>	Present

- 1) Meeting called to order at 6:39 PM by Richard Vaughn
- 2) April minutes
  - 1) Mike motioned, John seconded to accept minutes from April, all approved, motion passed.
  - 2) Richard suggested they be posted on the board at the pool. Monty will post last 2 months minutes after meeting.
- 3) Treasurers report
  - 1) Year to date we spent \$24,229.06 as compared to budgeted \$26,258.
  - 2) We were under budget on utilities, Contracts, and professional services.
  - 3) Overages were mainly in repair and maintenance for the fountain and landscaping.
  - 4) Administrative budge was over due to licensing and permits and bad debt expense.
  - 5) Monty moved to accept the treasurers report, Richard seconded, all approved motion passed.
  - 6) Action item: for Penny to make them reconcile and give details for the \$3962.81 Collection Fee Escrow transfer and when those moneys were taken from the home owner.
  - 7) Action Item: For Penny Undo the Autopay with FEC
- 4) French drain was completed and the broken sprinkler was repaired.
- 5) Pool status.
  - 1) The deck will be pressure washed, the men's toilet will be repaired and Richard has bought supplies. The actual pool deck repair may not done this season so we are going to try to prolong the life of the pool deck for another year by painting it.
  - 2) There was freeze damage on two of the pumps.
    - i. Richard has found a variable speed high efficiency pump that he is going to experiment with. So far there have been two installed.
  - 3) The kiddie pool pump also got an overhaul and re-plumbing.
  - 4) We did pass our yearly inspection so the pool is on track to open 5/1/2010
  - 5) Richard has another box of access cards on order.
- 6) Sprinklers along Country Club are back up and running. Some of the plumping is in the easement so it is understandable that damage is occurring.
- 7) Opticom is still being installed on the gates. The Knox locks are also being installed as a failsafe. There is an electro-mechanical and a purely mechanical aspect to the Knox lock. This gives emergency crews 3 ways to access Riverchase in the case of an emergency.
- 8) Installed "children at play" signs in the pass through off of Stonecrest and Country walk.
- 9) The retention pond is on schedule for May or June and is pending consistent good weather.
- 10) Reserve study on Riverchase by Criteriam Dotson and Engineers;
  - 1) Rcvd bid to get full inspection and full report. This is the rebuild and maintenance costs on Riverchase properties. The goal is to assure that our reserve funds are kept at the appropriate levels for future needs.
  - 2) Mike moved to approve \$1750 for the full report. Frank 2<sup>nd</sup>. All approve, motion passed. John will contact
- 11) Social committee News

- 1) Board and Angie discussed protocols for events and the spending of Riverchase money.
- 2) She discussed various programs she is interested in such as do-it-yourself parties and community parties.
- 3) Riverchase owns some signs that are at our storage facility.
- 12) Discussion on walking trail
  - 1) The drainage issue is the key problem affecting the trail and that is how the price got so high.
  - 2) Board members are going to walk the trail and discuss next month.
- 13) Discussion on Cert qualifications
  - 1) This is a good way to get involved in the community.
- 14) Motion to close meeting at 7:45 by John, Monty Seconded, all approved.

#### Action Items

- 1) Action item: for Penny to make them reconcile and give details for the \$3962.81 Collection Fee Escrow transfer and when those moneys were taken from the home owner.
- 2) Action Item: For Penny Undo the Auto pay with FEC
- 3) John to give approval for reserve study.
- 4) Everyone to visit the walking trail.
- 5) Garage sale flyers for board by pool.

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 Monty Brown** [brown\\_monty@hotmail.com](mailto:brown_monty@hotmail.com) . If no corrections are received, the above referenced will be approved at the next meeting.