

RiverChase HOA <http://www.riverchasehoawylie.com>

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

Board of Directors Meeting Minutes Monday, August 14, 2017

I. **CALL TO ORDER** – Meeting called to order at 5: 40 p.m.

In attendance

Name	Position on Board	Contact Info
Mary Saunders	Board President	marysaunders@avaya.com
Patrick Lynch	Board Vice President	pdlynch@hotmail.com
Victoria Hines	Board Secretary	VHines1913@aol.com
Christy Bolin	Board Treasurer	christybolin@verizon.net
LeAnne LaDew	PMG Representative	lladew@principal-mgmt.com
UNABLE TO ATTEND		
Richard Vaughn	Board Member at Large	rv6049@gmail.com
Committee Chairs		
Lisa Beckman	Communications Committee Chair	lisa.riverchase@yahoo.com
Donna Horn	Pool Committee Chair	donnahorn1323@gmail.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 (June 2017)**

Board reviewed minutes from June 28th meeting.

Mary Saunders made motion to approve the minutes;

Christy Bolin seconded. Motion carried. Minutes were approved.

III. **APPROVAL OF TREASURERS REPORT (June 2017)**

Board tabled review of June/July financials from June 28th meeting.

IV. **COMMITTEE REPORTS**

- Landscape (Patrick Lynch)** Sprinklers/Greenbelt – Cannon submitted their 30-day notice. Board considered 3 proposals and will give Malone Landscaping a trial run with mowing, trash clean up, and flower beds. If work is satisfactory, HOA will sign a year contract with Malone. Board approved allowing Malone to do a complete overhaul of common areas via email. Malone verified that the common areas needed more attention than anticipated and billed the HOA accordingly.
- ACC** – SmartWebs is now on Chrome. Also working on explorer. Cost to HOA is \$15/month.
- Social / Welcome Committee** – Resale report showing new homeowners included in regular cadence of reports. First set of baskets were delivered to new homeowners. Ready for 2nd set of baskets.

4. Pool Committee –

- i. Water's Edge – Discussed inspection status. Additional broken tiles have been reported in pool. Work will be completed after the pool closes.
- ii. Pool Security, Pool Porter Service, Caremark
 1. Locking down the pool the week of 8/21 (Monday, Tuesday, and Wednesday evenings). Richard Vaughn will install new energy efficient pool pumps after the pool closes in October.
 2. Discussed new hours due to school starting. Waiting to hear back from CareMark about proposed new schedule from 5pm – 10pm Thursday and Friday starting August 21st. Will keep Saturday and Sunday hours the same through the month of September.
 3. Pool will be closed October 1, 2017. Need to put furniture away and prepare for winter. Board discussed the need for a fold up table and chair for pool monitor use.

Patrick Lynch motioned to purchase a table and folding table for pool monitor use.

Victoria Hines seconded; Motion carried.

- 5. Communications Committee (Lisa) –** Need to add Perfect Greige as an approved paint color to the color palette on the website.

6. Gate Committee –

- i. Gate Repair/Vendor: Coral Reef and Schooner Bay gates will be open until required repairs are completed. No update Knox lock system given.
- ii. Walk-in Gates repair work was completed. The new code is 075098.

V. OLD BUSINESS

- 1. Drainage Bid –** Ministry Consultants submitted a \$400,000 proposal. Requesting more proposals.
- 2. Rental Property Restrictions –** Discussed steps needed for 2017 annual HOA meeting in October. Tabled until September meeting. Board will have to agree before presenting to the residents again.
- 3. Easement/Utility Behind Stonecrest homes** Need to determine next steps
- 4. That Wylie Band –** TWB will be marching through the neighborhood August 19th. HOA donated 20 cases of water and will be opening the pool restrooms for emergency use by the kids.
- 5. Gate Openers & Pool Cards –** Two (2) gate openers and one (1) pool card will not be included with each home purchase/closing.
- 6. Billing –** Discussed gates, streets, pool address, additional mileage and trip charges.

VI. NEW BUSINESS

- 1. Copying Emails –** Don't copy PMG Representative on every email. Prefer if action is required.
- 2. Reserve Study Update –** proposal working with Sara Dotson at Criterium Dotson
- 3. Pool Fence Replacement –** HOA will pay ½ of fence replacement to homeowner who replaced the fence. HOA total came to \$1,428.96.

4. **Annual Meeting** – Discussed the possibility of a dues increase. While it is probable, the specific amount is not known. Annual Meeting will be October 16, 2017 at the public library, as the church is not available. Discussed whether there are voting items on the annual agenda.
5. **National Night Out** – NNO will be Tuesday, October 3, 2017. Discussed having a chili cook-off, Koana Ice for the residents, and getting the fire department to come out as well.

VII. EXECUTIVE SESSION

1. Updates from Manning & Meyers – One homeowner foreclosure at this time. 60-day delay.
2. Status on Foreclosure Payment Plan – Check on payment

VIII. ADJOURNMENT

*Mary Saunders motioned to close the board meeting.
Victoria Hines seconded; Motion carried. Meeting was adjourned at 6:52 pm.*

IX. NEXT MEETING

Next HOA board meeting on September 18, 2017 @ 5:30 p.m. at Target

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 _____

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