

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

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

## Board of Directors Meeting Minutes Wednesday, June 28, 2017

### I. **CALL TO ORDER** – Meeting called to order at 5: 28 p.m.

#### *In attendance*

Name	Position on Board	Contact Info
Mary Saunders	Board President	<a href="mailto:marysaunders@avaya.com">marysaunders@avaya.com</a>
Victoria Hines	Board Secretary	<a href="mailto:VHines1913@aol.com">VHines1913@aol.com</a>
Christy Bolin	Board Treasurer	<a href="mailto:christybolin@verizon.net">christybolin@verizon.net</a>
Richard Vaughn	Board Member at Large	<a href="mailto:rv6049@gmail.com">rv6049@gmail.com</a>
John Sanders	ACC Committee Chair	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>
LeAnne LaDew	PMG Representative	<a href="mailto:lladew@principal-mgmt.com">lladew@principal-mgmt.com</a>
<b>UNABLE TO ATTEND</b>		
Patrick Lynch	Board Vice President	<a href="mailto:pdlynch@hotmail.com">pdlynch@hotmail.com</a>
<b>Committee Chairs</b>		
Lisa Beckman	Communications Committee Chair	<a href="mailto:lisa.riverchase@yahoo.com">lisa.riverchase@yahoo.com</a>
Donna Horn	Pool Committee Chair	<a href="mailto:dannahorn1323@gmail.com">dannahorn1323@gmail.com</a>
Gena Lynch	Social/Welcome Committee Chair	<a href="mailto:glynch323@gmail.com">glynch323@gmail.com</a>
Patrick Lynch	Landscape Committee Chair	<a href="mailto:pdlynch@hotmail.com">pdlynch@hotmail.com</a>
Aleksandra Rolfson	Decorations Chair	
John Sanders	ACC Committee Chair	<a href="mailto:jms_rvrchs@verizon.net">jms_rvrchs@verizon.net</a>
Richard Vaughn	Gate Committee Chair	<a href="mailto:Rv6049@gmail.com">Rv6049@gmail.com</a>

### II. **APPROVAL OF MINUTES (May 2017)**

Board reviewed minutes from May 15<sup>th</sup> meeting.

*Mary Saunders made motion to approve the minutes;*

*Richard Vaughn seconded. Motion carried. Minutes were approved.*

### III. **APPROVAL OF TREASURERS REPORT**

Board reviewed and discussed April financials.

*Richard Vaughn made motion to approve the treasurers report;*

*Mary Saunders seconded. Motion carried. Treasurer's Report was approved.*

### IV. **COMMITTEE REPORTS**

1. **Landscape (Patrick Lynch)** Sprinklers/Greenbelt – Cannon Landscape is not meeting the mark. Cannon submitted their 30 day notice. Board will look at new proposals and interview the companies prior to signing a new contract for Riverchase landscaping.

2. **ACC** – All ACC Roof variances have been completed. Residents have signed variance. Resident appeared before the board to appeal a house paint color. Per the ACC Chair the denial was based on “wanting to keep the neighborhood the same”. Resident brought in 3 sample colors: Perfect Greige, Pewter Tankard/Functional Gray. Board voted via email to expand the color palette and include the color Perfect Greige.

3. **Decoration** – Additional signs were found in the storage area.

4. **Social / Welcome Committee** – Baskets being arranged for new homeowners/renters. Will have a variety of welcome items from Wylie business, Wylie Newspaper, etc.

## 5. Pool Committee –

- i. Water's Edge – Hand Towel Dispenser was approved and ordered. Victoria Hines motioned to purchase motion detection light switches for \$130. Richard Vaughn 2<sup>nd</sup> the motion. Motion approved. Switches will be purchased and installed.
  - ii. Pool Security, Pool Porter Service  
Uniformed Security Guard is working out well. Current agreement for 4 days a week – Thursday through Sunday from 2pm to 10pm will be revisited once school starts.
  - iii. New Pool Cards and Gate Openers for new homeowners will be billed on the front end at \$45.
  - iv. Pool Gate – Discussed replacing the gate. Board will get additional information and vote at a later date.
  - v. Stain Fence/Relocate and Install Signs in the pool area. Will accept bids other than AOC to stain fence.
6. **Communications Committee (Lisa)** – June 3<sup>rd</sup> Koana Ice Event HOA providing free Koana Ice for 2 hours to all residents at the pool area was a success. Discussed Directory with resident information and updated services directory.
7. **Gate Committee** – Gate Repair/Vendor: Schooner Bay gate repair will be \$1700.00. Walk-in Gates repair work will be started on June 28<sup>th</sup>. Same code will open all walk-in gates. Repairs over \$2,500 need Board approval.

## V. OLD BUSINESS

1. **Drainage Bid** – Have a bidder that is actively developing a budget for the project. Of the 5 contacted, 2 declined.
2. **Rental Property Restrictions** – Board will review the document and determine steps for 2017 annual HOA meeting upon unanimous agreement by the board. Discussion about the timeliness of getting information back to homeowners and background checks. Initially suggested by Attorney Casey Manning. Board will have to agree before putting out to the residents again.
3. **Reserve Study** – Need to determine cost of replacing streets and put information on the website.

## VI. NEW BUSINESS

1. Door to Door Selling – Residents are encouraged not to open doors.
2. Sewer Line Easement (Sewer Line behind Stonecrest homes) Will have a Q&A on the website.
3. CCR Review – Discussed reviewing a section of the CCR's each month.
4. Mrs. LaDew weekly driving our neighborhood is being charged weekly. There was a discussion about the charges and whether it was supposed to be included in our general fees.

## VII. EXECUTIVE SESSION

1. Foreclosure Payment Plan – Board voted to waive fees. Have resident pay \$400 per month. Stop all legal proceedings and pull the account from the attorneys.

## VIII. ADJOURNMENT

*Mary Saunders motioned to close the board meeting.*

*Victoria Hines seconded; Motion carried. Meeting was adjourned at 7:25 pm.*

## IX. NEXT MEETING

Next HOA board meeting on August 14, 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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