

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

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

## Board of Directors Meeting Minutes Monday, May 15, 2017

### I. **CALL TO ORDER** – Meeting called to order at 5:33 p.m.

#### *In attendance*

| Name                    | Position on Board              | Contact Info   |
|-------------------------|--------------------------------|--|
| Mary Saunders           | Board President                | <a href="mailto:marysaunders@avaya.com">marysaunders@avaya.com</a>       |
| Patrick Lynch           | Board Vice President           | <a href="mailto:pdlynch@hotmail.com">pdlynch@hotmail.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>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:donnahorn1323@gmail.com">donnahorn1323@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 (April 2017)**

Board reviewed minutes from April 17<sup>th</sup> meeting.

*Patrick Lynch made motion to approve the minutes;*

*Christy Bolin 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;*

*Patrick Lynch seconded. Motion carried. Treasurer's Report was approved.*

### IV. **COMMITTEE REPORTS**

1. **Landscape (Patrick Lynch)** Sprinklers/Greenbelt – Cannon Landscape contract for Riverchase. **Meeting with Buddy Mann.** Buddy not aware of all areas. Turned on the irrigation system. Quote for removing dead debris. No replacement at this time.

No greenbelt update. Working with the city Engineers to resolve issue.

2. **ACC** – 1 of 3 Residents have signed variance. Residents have requested final bill and time to peruse the documents.

3. **Decoration** – No update. Mary will check in with Alex.

4. **Social / Welcome Committee** – Resale report showing new homeowners. Regular cadence of reporting. Did not see this report in April.

5. **Pool Committee** –

i. **Water's Edge** – Pool is ready for opening. Passed inspection. Tabled pool pumps due to 3 to 4 month backlog.

- ii. Pool Security, Pool Porter Service

Uniformed Security Service Post Orders – Agreement for 4 days a week – Thursday through Sunday from 2pm to 10pm. Will replace toilet paper holders in pool restrooms and set up furniture. Working on ordering pool cards.

- 6. **Communications Committee (Lisa)** – Will advertise pool opening and Koana Ice Event (HOA providing free Koana Ice for 2 hours to all residents)
- 7. **Gate Committee** – Gate Repair/Vendor: Discussed Orion Proposal for gate repairs. Contacting Door King about telephone entry system. Continuing efforts to trouble shoot middle gate. Walk in Gates – Work to be completed early June. LeAnne will confirm date. Locks will be coded. The code will go out with HOA assessment bill. Same code will open all walk-in gates. Repairs over \$2,500 need Board approval.

**V. OLD BUSINESS**

- 1. **Drainage Bid – No updates**

- 2. **Rental Property Restrictions** – Board will review the document and determine steps for 2017 annual HOA meeting upon unanimous agreement by the board. This is on the agenda for next month to determine if we go forward at Annual Meeting. Will also take a poll as to who would want to remove the gates and make the streets public. What restrictions would the city put on the residents of Riverchase? Streets have a 30-35 year life span. Would require a change in the CC&R's.

**VI. NEW BUSINESS**

Discussed the HOA putting in writing responsibility for maintenance and liability of accidents on the easement/alley that is a significant portion of Lot 47. Resident voiced concerns. Some documentation was shown that could be interpreted as HOA responsibility. Resident would still prefer a written agreement. One board member suggested that in order to get clear understanding of the documents, the resident would need to hire an attorney.

**VII. EXECUTIVE SESSION**

- 1. Updates from Manning & Meyers  
1600 Rushing Way – Owner to fix roof. Board needs to verify that letters have been received.

**VIII. ADJOURNMENT**

*Victoria Hines motioned to close the board meeting.*

*Patrick Lynch seconded; Motion carried. Meeting was adjourned at 7:12 pm.*

**IX. NEXT MEETING**

Next HOA board meeting on June 19, 2017 @ 5:30 p.m. **Rescheduled to Wednesday, June 28, 2017**

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 \_\_\_\_\_