RIVERSIDE CHASE HOMEOWNWERS ASSOCIATION BOARD

**MINUTES**

**February 21, 2014**

The Riverside Chase Homeowners Association Board of Directors held a meeting at Panera Bread Company on February 21, 2014. The meeting was called to order at

 8:30 am.

Present were board members: Theresa Edwards, Jim Honaker, Rey Rementaria, Steven Jackson and Dewey Tarwater.

Also present was the Welcoming Committee Board Chairman Kathy Greene.

Moved and seconded to approve the Minutes of the January 18, 2014.

Discussed the January 2014RCHOA Financial Statement. Particularly we are currently transferring $250 per month from the Operating Account to the Reserve Account and then at the end of the year the Operating Account borrows money from the Reserve Account to keep operating. Voted to stop the transfers monthly and transfer money to the Reserve Account if available at the end of the year. We are required to keep $20,000 in the Reserve Account, if available. Also discussed what some of the charges are on the financial statement especially regarding liens, owner search and other charges. Rey is going to check what these charges are. We want itemized bills so we can see what we’re being charged for what. Discussed the past due accounts. Decided to let homeowners discuss it with the management company and the Board would try to stay out of it. Rey is going to increase the budget based on last year’s expenses plus any known increases for this year.

Kathy reported that Welcoming Committee has visited new homeowners and has given them pertinent information on Greer and our neighborhood. She also presented them with cookies and the committees’ phone numbers. The response from the homeowners has been overwhelmingly positive. The committee will stay in contact with the new homeowners for the next year so that they know what’s going on in the neighborhood.

Discussed how easy it is to break into the storage area. Decided to try and fix the fence ourselves. Discussed having little events such as hot dog roasts or pot luck dinners to get homeowners involved. Maybe have Diane conduct phone training for Rey and myself so we know how find information on the website.

Decided to send out the CC&R revisions and ballot for a vote March 29th . Theresa Edwards will be available to notarize the ballots.

Meeting adjourned at 9:30 A.M. Our next meeting will be at 8:30 A.M. March 22, 2014 at Panera Bread Company.