

Homeowners Association Annual Meeting

April 18, 2013



Welcome, Ridgeview Ranch Homeowners!

Agenda

- Call To Order
- Establish Quorum and exhibit of Proof of Meeting Notice
- Introduction of Current Board of Directors
- Introduction of CCMC Team
- Approve Minutes of 2012 Annual Meeting
- Election of New Directors
 - Nominations For Board of Directors Positions
 - Candidates Speak
 - Cast Ballots
- President's Report
- Treasurer's Report
- Announcements – Councilwoman Andre Davidson
- Election Results
- Volunteer Recognition
- Questions & Answers
- Drawing for Gift Certificates
- Adjournment

Establish Quorum & Exhibit Proof of Meeting Notice

Article IV of the Bylaws

Section 3 - Notice of Meeting

- The notice of the annual meeting and proxies were mailed to all homeowners on 3/14/13.

Section 4 - Quorum

- Twenty percent (20%) of the total voting power of the Association shall constitute a quorum. (174 in person or by proxy).
- If quorum can not be established, the requirement for subsequent meetings is reduced by fifty percent (50%).

Introduction of Current Directors



Tom Branch

- Vice President



John Day

- Treasurer

Lisa Coppinger

- President



Shannon Bayon

- Secretary



Warren Davidson

- Director At Large



Introduction of CCMC Team

Neil Bresnahan, CMCA, AMS

- Community Manager

Melissa Verde

- Administrative Coordinator

Ron Stephens, CMCA, AMS,
PCAM, FL CAM

- Central Division Vice President

Management Functions:

- Maintain records and provide monthly reports.
- Manage service providers and contracts.
- Facilitates regular and special meetings of the Board providing leadership and disseminating notices as required by law.
- Provides disclosure inspections prior to a resale and sends Welcome Packets to new owners.
- Administers architectural standards/design review functions in conjunction with the ACC.
- Conducts bi-monthly inspections, generate compliance correspondence.
- Financial support to include delinquency management, budget preparation, and accounts payable processing.

Approve Previous Year's Minutes

Please take a moment to review the Minutes from the 2012 meeting in your agenda packet.

- Motion
- Second
- Vote

Election of New Directors

One (1) Term expiring – Mr. Tom Branch

Process:

- **Nominations** (individual submissions & from the floor)
 - Mr. Alex Johnson
 - Mr. Joseph Vukelich
 - Floor Nominations
- Candidate Introduction & Remarks
- Voting by ballot

Cast your Ballots

Please cast your vote and pass to CCMC team member.



President's Report: Accomplishments

- Balanced Budget
- Contract Audits
- Entrance Flag Program
- Website Update/Enhancements
 - Volunteer Managed
 - Improved Communications
- Amenity Center Improvements
 - New Tennis Court Screens
 - Pools
 - Maintenance Vendor replaced
 - Faucet repaired
 - Furniture repaired
- Manor
 - Entrance Gate Issues Resolved
 - Sidewalk and Alley Repairs made

2013 Goals

- Continue Balanced Budget Initiative
- Landscaping Improvements
- Governing Document Review and Update
 - Clear division of Duties
 - Enforcement of Standards
 - Collection Policy aligned with State Legislation
- Grow Community Volunteer Base

Treasurer's Report

Verification of Balanced Budget in 2012

Operating Fund:

- \$38,333.13 Surplus to Budgeted Expenses
- \$35,375.69 Net Operating Income
 - Contributing Factors we're due to significant focus on Administrative and Utility expenses. Both resulted in approximately 17% savings in each category for 2012.

Reserve Funds:

- Ridgeview Ranch 2012 Fund Balance - \$224,144.87
- The Manor 2012 Fund Balance - \$429,423.31

City of Plano Report

PLANO TEXAS



Please welcome Plano City
Councilwoman Andre` Davidson!



City of Plano

2013 Bond Referendum Presentation



Propositions on the 2013 Bond Referendum

▶ Proposition #1		
Street Improvements		\$ 43,813,000
▶ Proposition #2		
Park Improvements		27,000,000
▶ Proposition #3		
Recreation Center Improvements		12,500,000
▶ Proposition #4		
Public Infrastructure Improvements		15,000,000
		<hr/>
	New Authority Total	\$ 98,313,500
▶ Proposition #5		
Revocation Creative & Performing Arts Center		\$ (14,192,000)

Proposition #5

Revocation of Authority

- ▶ Revocation – Withdrawal of authority granted to city to issue debt for a specific purpose
- ▶ Authority was given to the City of Plano in the 1998 Bond Referendum to issue debt to build a Creative and Performing Arts Center in conjuncture with the City of Frisco and the City of Allen
- ▶ Other Cities have withdrawn from project
- ▶ Approval would revoke the City of Plano's ability to issue the \$14,192,000 in remaining authority for this project

Potential 2013 Referendum Tax Rate Impact

Issuance Over Four (4) Years including New Debt & Existing Debt

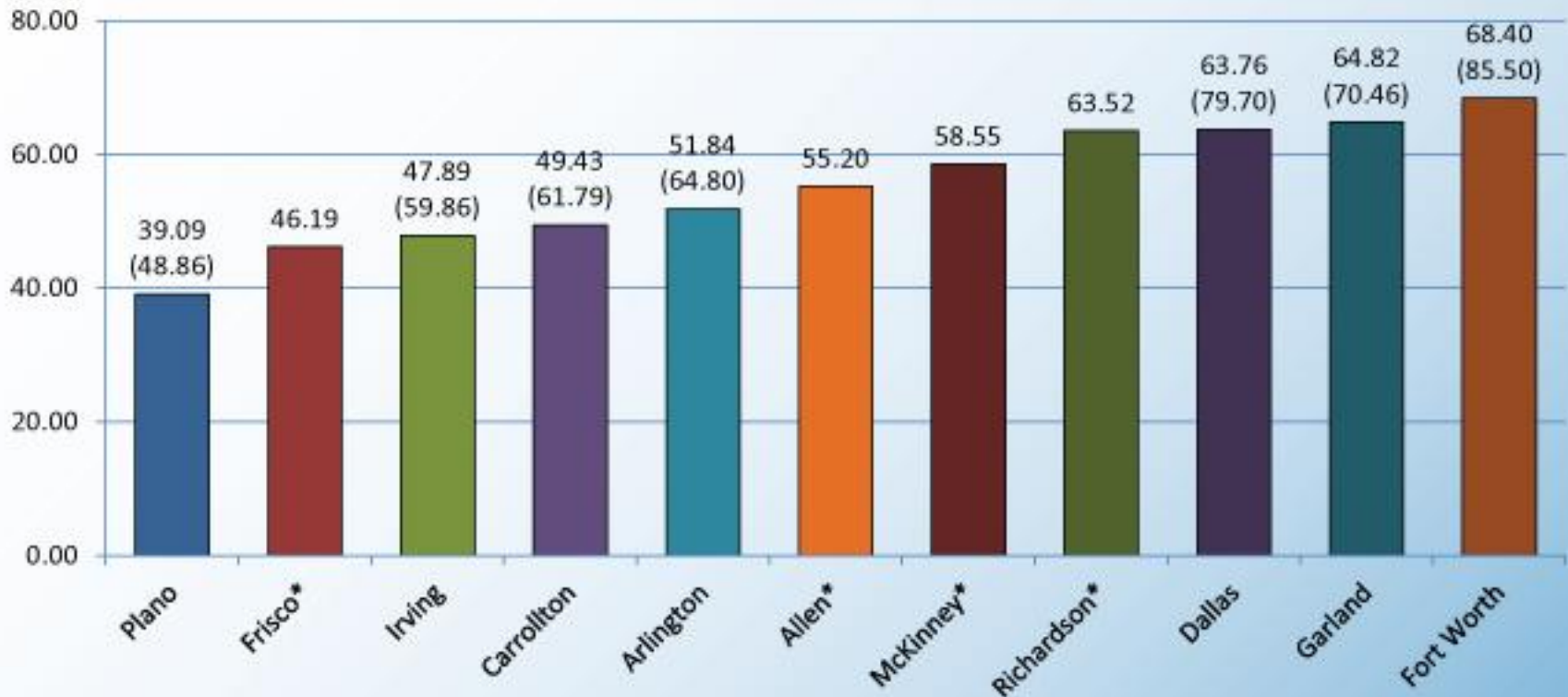
	New Issue	Add'l O&M	Existing Debt	Total	Dollar Impact*
\$98,313,000 New Authority	2.81	0.33	-2.47	0.66	\$12.93

- ▶ Average Home Value \$243,118: Using 2013 Rates, this Assumes that the General Homestead Exemptions were applied for the City of Plano (20%)
- ▶ Assumptions:
 - New growth of \$300 million thru FY 2016-17
 - 1% increase in existing property values in FY 2013-14 & 2014-15;
2% increase in existing property values from FY 2015-16 onward
 - Remaining voter authorization from 2009 bond referendum will be issued in the next four years
 - Current Debt Tax Rate of \$.1694/\$100 valuation & Operating & Maintenance Rate of \$.3192/\$100 valuation

Current Ad Valorem Tax Rate Comparison

2012-13 AD VALOREM TAX RATES

w/ Homestead Exemption Applied to Rates
(Cents per \$100 Valuation)



Propositions

Proposition Number 1

- ▶ The issuance of \$43,813,000 general obligation bonds for street improvements
-

Proposition Number 2

- ▶ The issuance of \$27,000,000 general obligation bonds for park improvements
-

Proposition Number 3

- ▶ The issuance of \$12,500,000 general obligation bonds for recreation center improvements
-

Proposition Number 4

- ▶ The issuance of \$15,000,000 general obligation bonds for public infrastructure improvements related to revitalization of existing commercial facilities
-

Proposition Number 5

- ▶ The revocation of \$14,192,000 general obligation bonds for a creative and performing arts center

Election Results

Votes tabulated, welcome new Board member!

Volunteer Recognition

- Mrs. Marissa Nebeker
- Mr. Tom Branch



Frequently Asked Questions & Answers

Thank you for submitting your questions.
CCMC received 11 completed forms concerning
the following issues.

- Enforcement of standards
 - Lawn/weeds
 - Painting
 - Parked cars
 - Noise
 - Property usage/rentals
- Speeding on longer streets
- Perimeter landscaping
- Parks and basketball court usage/damage



Drawings

(2) \$50 Gift Cards for
proxies submitted,
owners in attendance





Thank you for attending!

Please Consider Serving Your Community

Sign-Up Sheets are at the registration table.