

Ridgeview Ranch Homeowner's Association, Inc.
Board of Directors Meeting Minutes
January 14, 2014, 12:00 PM, CCMC Plano offices

In Attendance:

Melissa Verde, Community Manager CCMC
Theresa Ostrander, District Services Manager CCMC
Lisa Coppinger, Board President
Warren Davidson, Board Vice President
Alex Johnson, Board Treasurer

- I. **Call to Order:** Ms. Coppinger called the meeting to order at 12:03pm
- II. **Review/Ratify November 20, 2013 Meeting Minutes:** Mr. Davidson made a motion to approve as written. Mr. Johnson second the motion. Motion passed.

III. Committee Reports:

- A. Architectural Control:
- B. Beautification:
- C. Crime:
- D. Social:

IV. Management Report:

- A. Financials:
 1. Board voted to "forgive" 2 months of non-contribution to Manor reserves in order to pay Manor operating expenses. Some adjustment was made to the 2014 budget to offset this type of occurrence, but given gate operation issues, may not be enough.
 2. 2013 positive variance of almost \$40,000. Board voted to keep in operating fund for now.
- B. Violations/Enforcement (SmartWebs) Report: 8 homes are in stage 3 of the violation fining process.
- C. Work Orders Overview: no action required
- D. City of Plano Concrete Retaining Wall Update: no action required
- E. RvR Calendar: no action required
- F. Fitness Room:
 1. Fans: can not replace broken fan in same style as rest. Board approved \$500 budget for ordering all new fans in order to keep cohesive look and make replacements parts easier to locate.
 2. TV: Board approved \$500-\$750 budget to source and install flat screen TV for fitness room along with the work needed to remove old shelving and re-locate TV and receiver.
- G. Pool Area: no action required

- H. CCMC Team Update: Maintenance staff now being outsourced to save HOA costs and to offer quicker response times. Estimated 30-50% savings
- I. New Management Certificate Filed with County: no action required
- J. Split Rail Accidents: no action required
- K. Manors Gate Update: Many parts needed for gates to operate well - new receivers, phone boards, key plates... Sourcing new maintenance company. Board requested a study on new gate technology so the gates can be fixed/replaced with best possible equipment.

V. Old Business:

- A. Policy Updates - board will schedule special session to tackle these policy updates/revisions once the new board members are elected at the Annual Meeting.

VI. New Business:

- A. Tennis Lesson email - no action required
- B. Vandalism/asset loss along Ridgeview: look into surveillance options - no action
- C. White board sign replacement - no vote, need additional quotes
- D. Gate Bids/Maintenance Contractor - no vote, need additional contractor bids
- E. Annual Meeting Planning:
 - 1. Date - to be set based on availability from Frisco ISD. Late March/Early April
 - 2. Location - Anderson Elementary
 - 3. Board Positions - two opening up
 - 4. Nominations - Ms. Coppinger asked all directors to identify potential candidates for the open positions.

VII. Executive Session:

- A. Delinquency Review
 - 1. Acct # 950100w12301- bod voted to proceed with posting for foreclosure process because owner did not meet board's requirements for payment before 12/31.
- B. Owner Requests
 - 1. Acct # 950100w11102- asked for waiver of any fees possible, board declined waiver of fees. owner submitted payment plan for full amount.
 - 2. Acct # 950100w11201- voted to waive fine since owner corrected problem
 - 3. Acct # 950200w41301- voted to waive collection fee and interest because owner paid balance in full from atty letter, crossed with collection fee.
- C. Litigation Update - Trial date set for June 16, 2014. No word yet on No Evidence Hearing

VIII. Next Meeting Date - March 18, 2014

- IX. **Adjournment:** There being no further business before the board, the meeting was adjourned at 2:27pm

Minutes provided by Board President, Lisa Coppinger.