

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting - March 18, 2014 - 12:00PM
CCMC Offices - 2301 W. Plano Parkway, Suite 100 - Plano, TX 75075

In attendance:

Lisa Coppinger, president
Warren Davidson, vice president
Alex Johnson, treasurer
Melissa Verde, CCMC community manager
Theresa Ostrander, CCMC director

- I. **Call to Order:** Board president Lisa Coppinger called the meeting to order at 12:05pm
- II. **Approve January 14 board meeting minutes:** Mr. Davidson made the motion to approve the minutes as written. Mr. Johnson seconded the motion. The motion passed.
 - A. Ms. Coppinger made a motion to move Executive Session to the beginning of the board meetings to allow ample time for items requiring action and moving committee reports and additional discussion to follow so that we are not rushing to get through the meeting. Motion seconded by Warren Davidson. Motion passed unanimously.
- III. **Executive Session:**
 - A. Delinquency Review
 1. Acct # 950100w12301 - signature required to proceed with judicial foreclosure.
 - B. Owner Requests - No requests at this time
 - C. Litigation Updates - No updates at this time
- IV. **Open Session/Guests** - no guests in attendance
- V. **Committee Reports**
 - A. Architectural Control Committee - no chair report
 - B. Beautification Committee - Callows committed to 4 winners/gift cards per month April through September
 - C. Crime Watch - John McGraw needing to retire from his post. Looking for new volunteers to coordinate the committee.
 - D. Social - Spring Event April 13. Chair Bridget Todd will be resigning as chair after August event.
- VI. **Management Report**
 - A. Financial Report
 1. RvR Operating \$176,231.94
 2. RvR Reserves \$264,241.26
 3. Manors Operating \$2947.80
 4. Manors Reserves \$447,395.60
 - B. Enforcement/Violations Overview
 - C. Work Orders Overview
 - D. City of Plano Concrete Wall Update

- E. RvR Calendar March - May
- F. Fitness Room
 - 1. Treadmills - Board approved purchase of two new treadmills for \$6992.95
 - 2. Fans installed 1/17
 - 3. TV installed 3/11
- G. Pool area
 - 1. Crack/Seal program - preventative maintenance
 - 2. Board approved the removal of two dying pear trees by Lindsey's Landscape for \$1175
 - 3. Board approved addition of river rock to help correct shifting of the pool deck for \$3200
- H. Split Rail accident update
- I. Manors Gates Update - Board asked the CCMC gather bids for system removal suggested by Metropolitan Gate.
- J. CCMC Team Update

VII. Old Business

- A. Policy Update - On hold for new board to be installed
- B. Pool Card Purge - after some additional discussion, the board voted to table this item until it is needed.
- C. New Director positions and upcoming Annual Meeting
 - 1. Meeting notice sent 3/12
 - 2. proxies due 4/1
 - 3. Nominations received
 - 4. Officer/Chair reports
 - 5. PowerPoint Presentation
- D. Vandalism/asset loss along Ridgeview
 - 1. Surveillance options
 - 2. White board sign replacement update

VIII. Next Meeting

- A. Annual Meeting - April 8 @ 6pm
- B. Board Meeting - May 20 @ 12pm

IX. Adjournment - there being no further business before the board, the meeting was adjourned at 2:20pm.

X. Actions Taken in Lieu of Meeting

- A. May 2 - Board voted to replace phone units, receivers and transmitters at Manor Gates for \$17,000