

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting - May 20, 2014 - 12:00PM
CCMC Offices - 2301 W. Plano Parkway, Suite 100 - Plano, TX 75075

In attendance:

Lisa Coppinger, HOA Board
Warren Davidson, HOA Board
Alex Johnson, HOA Board
Mark Smith, HOA Board
Tony Rizzo, HOA Board
Melissa Verde, CCMC Community Manager
Robert Brand, Water's Edge Pool & Porter Service
Byron Lindsey, Lindsey's Landscape Service
Pat Andros, Ridgeview Ranch Resident

- I. Call to Order:**
- II. Review and Approve March 18, 2014 Board Meeting Minutes:** Motion by Mr. Smith to accept as written. Seconded by Mr. Rizzo, motion passed.
- III. Executive Session:**
 - A. Officer Elections: After discussion of officer duties, tenure and time left on term, the board voted to install the following officers for the 2014/2015 term.
 1. President: Lisa Coppinger
 2. Vice President Alex Johnson
 3. Treasurer: Mark Smith
 4. Secretary: Tony Rizzo
 5. At Large: Warren Davidson
 - B. Delinquency Review/Actions
 1. Acct. # 950200040901 - Board voted to proceed by filing for judicial foreclosure.
 2. Acct. # 950500141602 - Board voted to proceed by filing for judicial foreclosure.
 3. 950300211201 - Board voted to waive interest only.
 - C. Owner Requests
 - D. Litigation Updates
- IV. Open Session/Guests**
 - A. Pool and Landscape vendors introduced themselves to the new directors and board
 - B. Mr. Pat Andros asked the board to consider placing no solicitation signs at each neighborhood entrance. The board agreed to investigate the cost and city requirements for such signs.
- V. Committee Reports**
 - A. Architectural Control Committee
 - B. Beautification Committee

- C. Crime Watch Committee
- D. Social Committee

VI. Management Report

- A. Financial Report
- B. Violations/Enforcement Overview
- C. Work Order Overview

VII. Old Business

- A. City of Plano Concrete Retaining Wall Update
- B. Fitness Room Update
 - 1. Treadmills delivered
 - 2. Porter/Cleaning service update
- C. Pool Area Update
 - 1. Annual Crack/Seal Preventative completed
 - 2. Landscaping Issues
 - a) Bradford Pear trees removed
 - b) River Rocks installed
 - 3. New Pool Signage installed
- D. Split Rail Repairs completed
- E. Manor Gates Update - remote pickup schedule to be created and communicated to manor residents. Would like this completed by June 1.
- F. Annual Meeting Wrap-up
- G. Sign Replacement
- H. Policy Review -
 - 1. Collection Policy
 - 2. Towing Policy
 - 3. Fining/Enforcement Policy

VIII. New Business

- A. Pool Furniture - conduct inventory and collect bids.
- B. Entrance Landscaping - needs a clean up, have Lindsey's present ideas.
- C. Committee Appointments - board voted to appoint resident Jaime Barrios as the new Crime Watch coordinator.
- D. ACC process update
- E. Accounting for Fixed Assets

IX. Next BOD Meeting - Tuesday, July 15, 2014 @ 12PM

- X. Adjournment** - There being no further business before the board, the meeting was adjourned at 2:20PM

XI. Actions Completed in lieu of Meeting between 5/20 and 7/15

- A. Purchase of new pool furniture to add to the current ageing inventory - \$5,219.13
- B. Reviewed and approved ACC Design Standards Revisions
- C. Accepted payment plan for Acct. # 950100w12301