

RIDGEVIEW RANCH HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting - July 15, 2014 12:00 p.m.

CCMC Offices - 2301 W. Plano Parkway, Suite 100 - Plano, TX 75075

IN ATTENDANCE: Lisa Coppinger – President, Alex Johnson - Vice President, Mark Smith – Treasurer, Tony Rizzo – Secretary, Melissa Verde - Community Manager CCMC, Theresa Ostrander - Area Director CCMC, Marlon Kelly - Community Manager CCMC

CALL TO ORDER: The meeting of the directors was called to order by Board President Lisa Coppinger at 12:08 p.m.

Review and Approve May 20, 2014 Board Meeting Minutes: After review of the minutes, Director Mark Smith made the motion to approve the minutes as written. Director Tony Rizzo seconded the motion. Motion passed.

- I. **Open Session Guests** - With no guests in attendance, CCMC took the opportunity to introduce the new Community Manager, Marlon Kelly, who will be taking over leadership of the Ridgeview Ranch HOA for CCMC.
- II. **Executive Session:**
 - A. **Delinquency Review/Actions:** 47 homeowners are currently delinquent on their accounts.
 1. **95-0100-W11-02** - Last payment made on approved payment plan payment plan made in April. Board voted to send the owner a certified letter to let them know that our next course of action would be to pre-post for foreclosure.
 2. **95-0100-W107-01** - Owner made partial first payment of agreed upon payment plan and then put the home up for sale, HOA would recoup all of the monies owed as a result of the sale. Board voted to hold and wait to see if the sale goes through before continuing with foreclosure.
 3. **95-0200-0409-01** - With judge
 4. **95-0200-M302-01**- Latest bankruptcy has been dismissed. Board asked our attorney to investigate legislation and/or prejudicial filings that would prevent this homeowner from continuing in this manner.
 5. **95-0500-1904-01** - Attorney demand letter
 6. **95-0700-CC14-01**- Pre-posting foreclosure demand letter
 - B. **Litigation Update:** Newest brief on the appeal sent to the board on 7/15. No action required at this time.
 - C. **Owner Requests:**
 1. **95-0600-1338-02** - Must file the paperwork and rectify the violation or be subject to additional fines.
 2. **95-0700-1437-01** - Must complete the paperwork prior to completion of the project or be subject to fines.
 3. **95-0400-1107-01**- The homeowners are in the midst of several ACC approved projects and were upset by the certified notice received.
- III. **Committee Reports:**
 - A. **ACC:** Non-compliant projects are on the rise in Ridgeview Ranch. The committee would like to see swift action by the board with regard to homeowners who bypass the ACC process and/or who go against the published guidelines.
 - B. **Beautification** - Yard of the Month going smoothly. Program continues through September.
 - C. **Crime Watch** - Jaime Barrios all set as coordinator. Also has a new job with the City of Plano Police Department.

- D. **Social** - Chair will remain as long as she has a team of helpers in place or until we find a suitable replacement.

IV. Management Report

A. Financial Report -

B. Violations/Enforcement Overview - 294 violation notices issued since mid-May.

C. Work Order Overview - Add Manor sidewalks, fitness center door, broken pool furniture.

V. Old Business

A. City of Plano Concrete Retaining Wall Update - Reported earlier in the year that work would begin in July. Waiting on an update from the City as to the status of the project.

B. Fitness Room Update - Service call has been ordered for the treadmill belts. Should be completed during the next 7 days.

C. Pool Area Update - No smoking and no glass signs to be ordered and installed.

D. Manor Gate Update - 90% of new gate remotes have been delivered to Manor residents. Gates need to be painted. Will collect bids now that the equipment has been operational without major incident for almost 2 months.

E. Pool Furniture Update - New furniture delivered, broken furniture will be hauled off.

F. Policy Review - Marlon to look at the three policies needing review to add his insight as well as the insight of a new attorney. Policies up for review are Collections, Fining and Enforcement, and Towing.

VI. New Business

A. Entrance Landscaping - Lindsey's would like an on-site meeting with the board to go over their recommendations for entrance landscaping. Melissa/Marlon to have them propose a few dates and times. They should also develop a written plan and proposal with pictures for the directors who can not make the meeting.

B. ACC Process Updates - Marlon and Theresa have been working on this issue and will meet with Lisa soon to go over their findings and the plan to streamline the process.

C. Accounting for Fixed Assets - proposed policy given to the board at the last meeting. We need to decide whether we are planning to adopt it or not?

D. Porter Contract - should have info for an RFP done this week or next. Once it is complete we will send the job out to bid. In the meantime, please tell Water's Edge to use an unscented cleaning product.

E. Pool Signs "No Smoking" - will have the signs and cost in 1 week.

VII. Next Board Meeting - Tuesday, September 16 at 12pm. Budget Meeting to be scheduled separately but in the August-September timeframe.

VIII. Adjournment –

There being no further business before the board, the meeting was adjourned at 1:58PM

Board President Signature

Date: