

RIDGEVIEW RANCH HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting – September 16, 2014 12:00 p.m.
CCMC Offices – 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024

IN ATTENDANCE:

Lisa Coppinger – President
Alex Johnson - Vice President
Mark Smith – Treasurer
Tony Rizzo – Secretary
Warren Davidson – Director
Diane Parker - Community Manager CCMC
Theresa Ostrander - Area Director CCMC
Joyce Jagodzinski – Community Coordinator

I. CALL TO ORDER: The meeting was called to order by Board President Lisa Coppinger at 12:10 p.m.

II. INTRODUCTION: Theresa Ostrander introduced Diane Parker and Joyce Jagodzinski to Board.

III. REVIEW AND APPROVE JULY 15, 2014 BOARD MEETING MINUTES: Discussion on account numbers being used in report to identify Homeowners instead of address. Request for correction of July meeting Minutes that deletes all addresses uses building/unit numbers. Tony Rizzo made the motion to accept the minutes with corrections to be made and Mark Smith seconded the motion.

IV. OPEN SESSION/GUESTS – None

V. EXECUTIVE SESSION

A. Delinquency Reviews/Actions

1. 95-0200-0409-01 – Payment Plan – current
2. 95-200-M302-01 – Chapter 13-8/5/14 Bankruptcy filed on 10/08/2014.
3. 95-0500-1904-01 – Send payment plan proposal.
4. 95-0700-2108-01 – Board request payment plan proposal.
5. 95-0700-CC14-01 – Board approved foreclosure procedure.

VI. COMMITTEE REPORTS

- A. Architectural – Lisa states Karen has nothing to report.
- B. Holiday Beautification /Halloween/Christmas.
 1. Winners for September Yard of the Month received Calloway gift cards.
- C. Crime Watch – Jamie Barrios is involved again.
- D. Social Committee – Bridget still active – Fall festival is planned, still in process of getting volunteers. Discussion on inviting new members.

VII. MANAGEMENT REPORT

- A. Theresa Ostrander provided update and explained new rules for “clouding” documents. Collection fees discussion.

1. Tony requesting more detail on variance report in the future.

VIII. OLD BUSINESS

- A. City of Plano – Update on retaining wall issues given by Lisa.
- B. Needs signature to execute.
- C. Discussion of porter services. Is the fitness center being cleaned by the new cleaning company, and how many times per week is that being done?

IX. NEW BUSINESS

1. Post agenda 72 hours prior to meetings on Website and bulletin board in keeping with State Code.
2. Board discussed violations and concerns over response or lack of response, to homeowners. The goal – is to be consistent.
3. Board held brief discussion on signage allowed on homeowner property.
4. Request from Board to send contact info for Diane and Joyce to Lisa. Board also requested organizational chart for CCMC.
5. Board discussed number of rental properties within Ridgeview Ranch and possibility of limiting number of rentals. Diane will obtain opinion letter from HOA attorney.
6. Board discussed formulating a no solicitation policy. Diane will obtain opinion letter from HOA attorney.
7. Budget Preparation – Date to do this is set for 10/06/2014 – 9 a.m. to 2 p.m.
8. Change in Manager – Request from Board to send contact info for Diane and Joyce to Lisa.
9. Lawsuit update – Still with Appellate Court.
10. Board discussed adding Wifi service at the Fitness Center and what the possible cost would be. Joyce to research.

X. NEXT BOD MEETING – November 18th, 2014 – 12:00 p.m. to 2:00 pm.

XI. ADJOURNMENT – There being no further business to discuss with the Board, the meeting adjourned at 1:49 p.m.

BOARD PRESIDENT SIGNATURE

DATE