

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting Minutes – November 18, 2014 - 12:00 PM
CCMC Offices - 7800 W. Dallas Parkway, Suite 100 - Plano, TX 75075

- I. **Call to Order:** Board President, Lisa Coppinger, called the meeting to order at 12:05 pm. In attendance: Lisa Coppinger, Alex Johnson, Tony Rizzo, and Warren Davidson. Representing CCMC was Diane Parker, Debra Campbell and Joyce Jagodzinski.
- II. **Review and Approve September 16, 2014 Board Meeting Minutes.** Motion to accept by Tony Rizzio, seconded by Warren Davidson, Minutes were approved as written.
- III. **Open Session/ Guests**
Introduced Debra Campbell as new CCMC Central Division VP.

Paul Clements presented holiday lighting update – Lindsey's is going to be done with installation today. Paul will be checking GFI to make sure all are working properly. Holiday lights to go on after Monday after Thanksgiving.

Discussion on circuits and possible issues during holiday season, Paul offered several possible solutions. He will check load, and installation to avoid potential issues. Vendor may be able to "bag" lights to help avoid issues. Chronic trip history within community, so if there is an issue, Lindsey will be called to reset. Lights had been purchased last year so they are new.

- IV. **Executive Session:**
 - A. Delinquency Review/Actions reviewed by Board

Comments -

95-0100-M217-01- waive \$10.70.

95-0200-0608-01 – give owner 60 days to complete painting of his chimney.

95-0200-0416-01 – okay to move to the next collection step.

Diane will advise BOD of next collection steps taken, going forward.

09-0500-1904-01 – request another payment plan.

Ended that session at 12:28 pm.

Committee Reports –

- V. **Per Lisa, no committee reports – nothing new to report**
 - A. Architectural Control Committee
 - B. Beautification Committee
 - C. Crime Watch Committee
 - D. Social Committee

VI. Management Report

- A. Board reviewed Financial Report/Account Balances.
Per Lisa, things look good.
Board held discussion on replacement shrubs etc. with Lindsey Landscape.
- B. CCMC Organizational Chart presented.
Board wanted to know many homeowners is Community Manager responsible for?
Approx. 3,000. How many other managers in this office? Two
Board is happy with the management changes currently, per Lisa Coppinger.
- C. Board reviewed Violations/Enforcement Overview.
Discussion on: Stage 3 starts fines. Stage 4 is a second fine. Diane clarified where things are at currently and that many violations will be moving along in time, according to the process of waiting time needed before next letter/fine is issued.
- D. Board reviewed Work Order report.
Update on fence/rails.

VII. Old Business:

- A. City of Plano Concrete Retaining Wall Update – Meeting held last month. Warren provided update on split rail, east side, will be pulled per City. Plan to replace trees. West side of split wall will be untouched. City says work will be started after the first of the year. Street issues will affect community but this can't be avoided. Unsure how long project will take to complete. Lindsey representative was at that meeting and was in agreement. Possible damage to split rail is of concern but City states they will replace. Cost to homeowners within community is zero.
- B. Board reviewed and approved Cleaning Service Contract.
Service starts with 12/01/2014. Good comments about Allbright Services.
- C. AT&T/Wi-Fi Update

Bryan from Metropolitan Gate: Discussion regarding Voice Over Program – swipe goes to processing center and accepts or rejects it. Access systems not up to current technology per Bryan. Slow fax modem signal – tones do the programming. Bryan says no phone line at Bull Creek – unit is not capable. Part of the system is broken down. Tony questioned on if we dropped the system could we change systems and get support.

Board wants to know if phone service can be cancelled. Phone service cannot be cancelled because HOA needs 911 phones. Phone lines have little connection to Access gates. Joyce will research to see if long distance calls will cost more.

Discussion on Access options for entry – can we get a proposal on new access options from MG. Bracelets, fob, or pass that we are using now. Due to age of system, we are limited to monitor situation and make changes. Cellular is an option. Options to be provided by Bryan from Metropolitan Gate to include middle and top of the line quotes.

Bryan states that now, every homeowner has a page where you see their contact information. He feels that this needs to be updated.

Passed out sheet on AT&T – call information passed out. Joyce will send Bryan copies of itemized bills.

D. Board reviewed Leased/Rented Properties Legal Opinion Update.

E. Board reviewed No Solicitation Legal Opinion

VIII. New Business

A. 2015 Budget Approval – mailed out all received.

B. Set Meeting Dates for 2015 – Tuesdays work for all on BOD. Lisa will set and send them to us. Lisa will send out proposed Annual Meeting date. Davis Library is the location for Annual meeting.

C. 2013 Year End Audit Report provided to Board members.

D. Lisa – BOD discussed proposal for Reserve Study for community. Diane will obtain proposals.

E. Tony noted that some homeowner landscape projects are less than what is desired within the community. Tony will take pictures and send to Diane.

F. Board held brief discussion regarding grids on windows.

IX. Next BOD Meeting – January 20, 2015 at noon.

X. Adjourn Meeting – There being no further items to come before the Board the meeting was adjourned at 1:23 p.m.

Lisa Coppinger, Board President: _____

Date: _____