

**Ridgeview Ranch Homeowners Association, Inc.**

Board of Directors Meeting Minutes – January 20, 2015 - 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 12:03PM. Board members in attendance were, Lisa Coppinger, Tony Rizzo, and Warren Davidson, Present representing CCMC were Debra Campbell, Diane Parker and Joyce Jagodzinski.
  
- II. **Review and Approve November 18, 2014 Board Meeting Minutes**  
Tony motioned to accept minutes as written. Motion seconded by Warren and the Minutes were approved.
  
- III. **Open Session/ Guests:** No guests in attendance.
  
- IV. **Executive Session:**
  - A. Board reviewed Delinquency Report/Actions
    - 95-0200-0409-01 on payment plan and has made 3<sup>rd</sup> payment.
    - 95-0200-0415-01 working with attorney to assist owner in understanding legal fees. No fees will be waived.
    - 95-0200-M302-01 bankruptcy
    - 95-0200-W409-01 working with homeowner to try and establish a payment plan
    - 95-0200-W413-01 lien filed
    - 95-0500-1904-01 self imposed payment plan
    - 95-0700-2108-01 payment plan
    - 95-0700-CC14-01 mortgage company foreclosure in process
  
- V. **Committee Reports: No reports from any committees.**
  - A. Architectural Control Committee
  - B. Beautification Committee
  - C. Crime Watch Committee Social Committee
  
- VI. **Management Report:**
  - A. Board reviewed Financial Report/Account balances.
  - B. Board reviewed violation report.
  - C. Board reviewed work order report. Tony requested new net for tennis court.
  
- VII. **Old Business:**
  - A. City of Plano Concrete Retaining Wall Update  
Plat from city reviewed. Lisa suggested that continuity of landscape through community be followed. Any new landscape should encompass proposed plant list when replacements are done in order to promote a better flow. New shrubs should be of variety that will reach 10 feet in height and act as noise barrier.  
  
Board reviewed proposal from Lindsey Lawn and Landscape for entry landscape improvements.  
  
Diane will ask the landscaper to revise the proposal with the instruction to keep as much of the original landscaping as possible in order to obtain a more acceptable cost for the project.

B. AT&T/Wi-Fi Update & Proposal

Options regarding AT&T service issues discussed. Per Joyce, statement does not contain details or extra billing, just the jargon related to service terms. Suggestion of having Bryan from Metropolitan Gate talk to AT&T contacts in order to schedule technician appointment to identify services. Frustration with roadblocks on service, board requested getting proposal from Verizon. Joyce will look into this.

Proposal from Metropolitan Gate was discussed. Price and payment discussed and all agreed that a change is needed. Warren made a motion to accept the proposal, accepted by Lisa and Tony.

- C. Date for annual meeting – possible date, during the week of the April 12<sup>th</sup>.  
Lisa will book date with Library and let us know.

**VIII. New Business:**

Lisa reported notice of homeowners putting up signs on Manor gates. Diane suggested calling CCMC with phone number on the signs and we will call the homeowner to get it taken down.

Gates need to be painted as well. Diane will get proposals.

- IX. Next BOD Meeting:** March 17, 2015 at 12:00 p.m. in CCMC conference room

- X. Adjourn Meeting –** There being no new business, meeting was adjourned, at 1:02 pm. per Lisa.

Lisa Coppinger, Board President: \_\_\_\_\_

Date: \_\_\_\_\_