

**Ridgeview Ranch Homeowners Association, Inc.**  
Board of Directors Meeting Minutes– March 17, 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 12:03.  
Lisa Coppinger, Tony Rizzo, Warren Davidson attending. Representing CCMC were Diane Parker, Debra Campbell, and Joyce Jagodzinski. Absent: Alex Johnson and Mark Smith.
- II. **Review and Approve January 20, 2015 Board Meeting Minutes**

Motion made by Warren Davidson, and seconded by Tony Rizzo to accept the Minutes as written.
- III. **Open Session/ Guests** – No guests in attendance.
- IV. **Executive Session:**
  - A. Board reviewed Delinquency Report/Actions
    - 95-0200-M302-01: General comment regarding bankruptcy
    - 95-0200-W416-01: Paid in full
    - 95-0200-W409-01: Take next step in process
    - 95-0700-CC14-01: Approval given by Board for write-off to bad debt
- V. **Committee Reports:**
  - A. Architectural Control Committee:

Per Lisa, the Committee met recently and they will now allow grid-less windows within the community. The Committee is meeting to draft new rules and will provide them when complete. Board stated to suspend all fines for homeowners on this issue at this time.
  - B. Beautification Committee:

Community will again be part of the Calloways Good Neighbor Program, which runs from April through September. Duke Bond will identify the 4 chosen homes each month and provide winners to Joyce. Pictures of each home will be posted on the community website and winners receive a \$25.00 gift card from Calloways. Joyce advised Lisa that "Timely tips" from Calloways has been received and can be posted on website which includes dates for their upcoming events.
  - C. Crime Watch Committee:

Discussion from all that any issues are normally posted on Nextdoor and that many homeowners are using this as a way to stay informed on issues.
  - D. Social Committee:

Per Lisa, a community Egg Hunt is on the calendar for April 4, 2015 but not clear on who is running the event.
- VI. **Management Report:**
  - A. Board reviewed financial report/account balances.
  - B. Board reviewed violation report.

Lisa asked if Stage 1 letters usually get things resolved before moving to Stage 2 and Diane confirmed that normally is the case.

Inquiry on regarding homeowner that had a fence blown down last year and was that replaced? Discussion about whether it is required to have a fence or not. Lisa noted that the original builder's rules required that each property have a fence and that is the rule to follow.

Board approved \$500.00 fine regarding 95-0300-M727-01 for non compliance.

Board held discussion on rules regarding parking of commercial vehicles.

Diane will make suggestion to Architectural Control Committee regarding possible compromise to storm door with bar across the middle.

C. Board reviewed work order report.

## **VII. Old Business:**

A. City of Plano Concrete Retaining Wall-no up date at this time

Lisa will inquire if City will come out to Annual meeting to present an update on work.

B. Telephone/Wi-Fi Update

Proposal presented by Joyce on costs from TWC and updated costs from AT&T. This includes changing TV services now with DISH over to new carrier. Expected savings over the next year will be around \$800.00 in addition to adding WIFI service at both locations. Update will be given when representative from AT&T provides final costs on current lines. Tony asked that we clarify proposed services. Is it possible that someone nearby could use our WIFI or *hotspot* to stream movies etc. incurring extra charges for community?

C. Reserve Study

Board reviewed proposals from 3 companies and clarifications of what each proposal entails was discussed. Warren made a motion to accept proposal from Criterium-Dotson and Lisa seconded the motion. All approved.

Annual Meeting

Meeting is set for April 2, 2015. Board held short discussion on power point presentation for the meeting. Lisa will send us what was done last year to review and go over presentation for 2015. General discussion among members regarding potential interest in running for open board positions.

D. Manor Fence/Gate Repairs

This work is moving forward dependent on weather

## **VIII. New Business:**

A. Website

Update from Lisa regarding the website being back up and running. Someone will need to take over responsibility for the site in the next few months. General

discussion on what is normally posted. Tony is willing to be the contact for this. Information for log on etc. provided to him at end of meeting.

New proposal from Lindsey Landscape discussed and a potential change for entrances was discussed. Suggestion made by Lisa to remove all dead plants in the entrances and review how that looks. Possible options are to put in stone, or other plants, colored crushed granite, and other options will be discussed. Suggestion made by Diane to set up meeting to explain to Lindsey's what the Board is requesting. Diane will speak to Landscaper about pulling up any dead plants and/or shrubs.

**IX. Annual Meeting:**

April 2, 2015 at 7:00 pm, registration begins at 6:30 p.m. in Davis Library. Please arrive at 6 pm!

**X. Next BOD Meeting:**

May 19, 2015 at 12:00 p.m. in CCMC conference room. New officers will be elected at this meeting. Lindsey's Landscape will be invited come to that meeting.

**XI. Adjourn Meeting:**

Per Lisa, motion made to adjourn meeting at 1:06 and seconded by Tony and Warren.

Board President. 

Date: 5-20-15