

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting Minutes– May 19, 2015 - 12:00 PM
CCMC Offices - 7800 W. Dallas Parkway, Suite 100 - Plano, TX 75075

Discussion among Board members regarding Board positions, and it was decided: President - Tony Rizzo, Vice President – Doris Gallagher, Secretary – Alex Johnson, Treasurer – George Tanghongs. Another Director will be appointed to the Board.

I. Call to Order:

In attendance: Board members George Tanghongs, Tony Rizzo, Alex Johnson, and Doris Gallagher. Present representing CCMC, Debra Campbell, Diane Parker, and Joyce Jagodzinski. Guests in attendance were Byron Lindsey and Chuck Koder from Lindsey Lawn & Landscape, and Karen Fairchild.

Meeting called to order by Tony Rizzo at 12:08. Thank you to Lindsey Landscape for providing lunch.

II. Review and Approve March 17, 2015 Board Meeting Minutes

Motion made and seconded by Board to accept the March 17, 2015 Minutes as written.

III. Open Session/ Guests – Guests in attendance, Byron Lindsey, Chuck Kohler, from Lindsey Landscape and Karen Fairchild, ACC chairperson.

1. Byron Lindsey – Addressed Board on previous landscape bid discussion and on potential changes to 18 different beds in community. Original bid 11/14 was for \$120K. Rejected by Board and reviewed again by Lindsey. Next bid 80K, still out of budget. Diane presented idea on tiered beds, and other alternatives that would allow for less maintenance of areas but improve the overall look. Suggested that beds in front of tennis court be removed and sod added to improve appearance and lessen maintenance.

Byron and Chuck surveyed the community and identified several areas of erosion where soil is washing onto sidewalks. Board will visit areas and then vote on proposal to install sod in those areas. The project will be about \$1,700.00. Karen commented that the ACC members will need to review any changes to the common area as well.

Diane presented motion to pull bricks from ½ moon beds by tennis court, and to add sod as needed. Estimate from Lindsey for this work - around or under \$200.00. Tony asked Board, for a vote, and all were in favor.

2. Karen presented power point presentation on ACC Design Standards, with a Request for Board Approval. She explained that the ACC is the only governing body that can grant approvals or disapprovals. ACC is now channeling the responses to all requests submitted. Karen is hosting the storage of all letters etc. at this time on her end. Limited denials are the norm.

Windows – update on the potential rule change that would allow gridless windows. Previous requests need to be resubmitted. Screens – potential rule change may allow

gridless as well to be consistent. Discussion on storm doors and any decorative cast iron storm door requests should be reviewed by Board. Discussion on resident upset about storm door. No allowance of cross bar on screen doors. Small version of basketball goals should be put away at night. Per Karen, costs for the ACC fax line will be up for renewal in July, will need board to approve that cost. Fining Policy update discussed.

Awareness that CCMC sent ACC project response letters with some incorrect language discussed. Clean up on 2nd supplemental document should be done this year. A time to review the standards should be set and comments returned to the ACC. Diane suggested mailing out the standards to the residents in the annual budget mailer.

IV. Executive Session:

- A. Delinquency Report/Actions were reviewed by the Board.

V. Committee Reports:

- A. Architectural Control Committee:
- B. Beautification Committee:
- C. Crime Watch Committee:
- D. Social Committee:

VI. Management Report:

- A. Financial Report/account balances
- B. Board reviewed violation report.
- C. Board reviewed work order report.

VII. Old Business:

- A. Telephone/Wi-Fi Update
Expected ETA on switch from AT&T to TWC is 3 weeks due to the need for 2 Remote Control Forwarding Lines. New proposal will need signature when ready for install.

VIII. New Business:

- A. Strategic Planning
- B. Storage

Diane asked Board to vote on 14 bins of old Christmas decorations. Can items be donated? Board in agreement to donate items.

IX. Adjourn Meeting:

Meeting adjourned at 1:38 p.m.

Tony Rizzo, Board President:



Date: 7/21/15