

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting Minutes – July 21, 2015 – 12:00 PM
CCMC Office – 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024

Homeowner – Kenneth Alexander, 2701 Oakland Hills Drive – addressed the Board regarding storm door guidelines. Board listened to history and thanked Mr. Alexander for coming in, clarifying that they would not be overturning decision by the ACC.

- I. **Call to Order:** Meeting called to order by Tony Rizzo at 12:03 p.m.
In attendance: Board members - Tony Rizzo, Doris Gallagher, and George Tanghongs. Diane Parker and Joyce Jagodzinski were present representing CCMC. Brian Lindsey and Chuck Koder were present representing Lindsey Lawn & Landscape. Absent: Alex Johnson

- II. **Review and Approve May 19, 2015 – Board Meeting Minutes**
Motion made by Tony Rizzo to approve May 19, 2015 meeting Minutes, seconded by Doris Gallagher. Minutes were approved as written.

- III. **Open session: Guests** – Byron Lindsey and Chuck Koder from Lindsey Landscape presented proposals on, (1) Kiddie Cushion Mulch - 20 cubic yards to be installed at Bull Creek Playground. (2) Stonewashing for each marquee entrances. Previous proposals for entrance beds were shared and discussed. New proposed work would be phased in, as budget allows and could take 30 – 40 days to complete. Bermuda would be utilized as needed. Possible fall or spring project due to the temperatures and would encompass 10 beds within 6 entrances. Drip irrigation will be used in shrub area. Costs are approximately \$77,000. Lindsey Landscape will provide a cost sheet and complete explanation, with each bed identified. Diane has one proposal from Jonmar for the Kiddie cushion and expects one from a play equipment company.

- IV. **Executive session:**
 - A. Delinquency Report/Actions reviewed by the Board. Discussion on what will be on next report, one Bankruptcy, and no foreclosures to report at this time.

- V. **Committee reports:**
 - A. Architectural Control Committee, Beautification Committee, Crime Watch, Social Committee – No reports at this time.

- VI. **Management Report :**
 - A. Financial Report/account balances
 - B. Board reviewed violation report. Diane noted - 213 violations since May meeting. Discussion was held regarding homeowner issue with swing in front yard. Board approved fine of \$500.00. Tony shared need to review increase on assessment fees for 2016. Diane stated when proposed budget is complete it will show how much of an increase might be needed.
 - C. Board reviewed work order report.

- VII. **Old Business:**
 - A. Telephone/WiFi Update:
Change from ATT&T to TWC took place on 7/7/2015. Due to reschedule of first appointment at end of June, both the install fees of \$99.00 have been waived. Wi-Fi has been established for the community to use and Joyce will provide explanation

and screen shots for logging in. Share on *next door* and post within the fitness center. Wi-Fi use is limited to 60 minutes per day and is available at both pool locations.

- B. Question on response needed for homeowner who has been persistently complaining about landscape? Send email updating work expected to be done in September 2015.

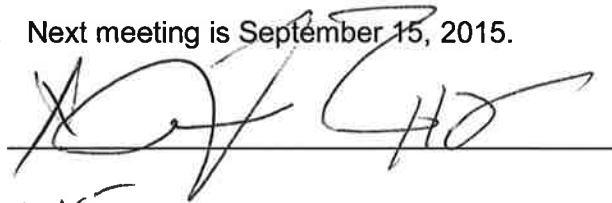
VIII. New Business:

- A. Tony requested that we get proposal on costs for Christmas lights for this year. He would like all main entrances to have additional lights added this year as it sets a standard impression for the community.
- B. Tony requested that Annual meeting be held at Anderson Elementary School. Please look into cost and possible dates for 2016.

IX. Adjourn Meeting:

Meeting adjourned at 12:59 P.M. Next meeting is September 15, 2015.

Tony Rizzo, Board President:



Date: 9-24-2015