

**Ridgeview Ranch Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
September 24, 2015, – 12:00 PM  
CCMC Office – 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024

- 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.  
Absent: Alex Johnson. Diane Parker and Joyce Jagodzinski present representing CCMC.
- II. **Review and Approve July 21, 2015 – Board Meeting Minutes**  
Motion made by Tony, and seconded by Board to approve July 21, 2015 meeting Minutes as written.
- III. **Open session: Guests** – James Butterly – 2720 Faxon Dr.
- IV. **Executive session:**
  - A. Delinquency Report/Actions reviewed by the Board. Discussion on what will be on next report.
- V. **Committee reports:**
  - A. Architectural Control Committee, - approved electric generator resolution
  - B. Beautification Committee - Yard of the month
  - C. Crime Watch – No updates
  - D. Social Committee – End of summer pizza party
- VI. **Management Report :**
  - A. Financial Report/account balances reviewed.
  - B. Board reviewed violation report. Diane noted decrease in violations.
  - C. Board reviewed work order report. Two open at this time.
- VII. **Old Business:**
  - A. City of Plano Concrete Retaining Wall – nothing from the city at this time.
  - B. Email Approvals: Kiddie cushion for west playground  
Replace driveway approach  
Irrigation repairs  
Purchase of 2 pet stations
  - C. Tony asked about speed bumps and if they can be installed in the community? What is the process and where would they be placed? Several homeowners have called or placed notes on Next door that they have a concern. Can speed bumps be placed in the Manors as well? Board decided to: 1. Check with the City to see if approval is needed. 2. Create a poll/email blast, or post card asking for more info. 3. Conduct survey online survey. Tony will use Next Door to share with RR community about the poll.
  - D. Dog stations ready to be placed at both pools.
  - E. Driveway approach – This work has been completed.

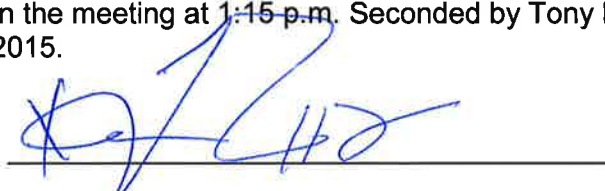
**VIII. New Business:**

- Reviewed holiday Light Proposal from Lindsey Landscape. Cost is \$4,000.00 now and possible changes/upgrade will be another \$1,300. Tony motioned to approve the upgrade. Doris seconded the motion. Motion passed. The upgrade to be paid out of reserves budget.
- Request to also consider installing speed bump near Royal Birkdale.
- Budget Review - Diane passed out Budget to members and explained the CC&R rules etc. of the maximum amount of increase.
- Entrance lights need upgrade, per Reserve Study. Discussion on quote for work to clean stone signage. 5 yr. warranty, cost is \$9,000. Also painting restrooms at west pool. Additional pool equipment (\$1,500 x 2) needed for both pool but will reduce save on pool chemicals. Diane provided explanation of various budget items.
- Landscape maintenance and replacement discussed. Dead shrubs etc. need to get pulled out. Get specifics from Doris on areas of community that does not look good.
- Parking lot repairs, - striping to be done, washed, painted.
- Pool – replacing lights inside the pool, switching to LED is an option.
- Water increased by City of Plano. Tony suggested raising monthly allowance to \$4,000.
- Insurance costs may increase 5% in 2016. This was worked into budget figures.
- Landscape and Christmas lighting is excluded from Reserve Study.
- Discussion on allowed assessment increase. Rules state 10% increase is allowed but this has not been done previously.
- Diane suggested \$90 increase.
- Tony suggested increase of \$120.00 for 2016 and Board discussed.
- Motion made by Doris, seconded by George and Tony for 2016 assessment fee to increase to \$540.00 Tony will create budget cover letter for this year.
- Diane shared budget for the Manor's. Increase to Reserves budget noted.
- Discussion on current landscape contract. Board will be looking at new provider for 2016. Diane will obtain 3 landscape proposals. Have company provide references
- Update to Board on request to hold Annual meeting at Anderson Elementary School. Unable to book exact date till 60 days out on calendar, but office shared that best availability is a Wednesday night.
- Homeowner shared concern on condition of Ridgeview Park. Board suggested contacting City of Plano Parks and Recreation department.

**IX. Adjourn Meeting:**

Doris Gallagher moved to adjourn the meeting at 1:15 p.m. Seconded by Tony Rizzo. Next meeting on November 17, 2015.

Tony Rizzo, Board President:



Date:

12-9-2015