

**Ridgeview Ranch Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
December 09, 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 12:00 p.m.  
In attendance: Board members - Tony Rizzo, Doris Gallagher, and George Tanghongs.  
Alex Johnson. Diane Parker and Joyce Jagodzinski present representing CCMC.

Welcome to Ken Belloni. Discussion on Beautification program from City of Plano, they are accepting applications for funding of 10K both in fall and spring.

- II. **Review and Approve 9-24-2015 – Board Meeting Minutes**  
Motion made by Doris, and seconded by Tony, for Board to approve September 2015, meeting. Minutes approved as written.
- III. **Open session: Guests** – Welcome to Ken Belloni, and Richard Owens.
- IV. **Executive session:**
- A. Delinquency Report/Actions reviewed.
  - B. January 2016 item, Tony approved, seconded by George to go forward with collection process.
  - C. Discussion on statutory limitation, and need to determine how to document that in homeowner record. Note situation in record file so that if property is sold in future, issue can be corrected by new homeowner, following current community standards.
- V. **Committee reports:**
- A. Architectural Control Committee, - no report
  - B. Beautification Committee - Yard of the month program for 2015 has finished and community is enrolled with Callaway's for 2016.
  - C. Crime Watch – No updates currently.
  - D. Social Committee – Discussion on definite need for a new committee person to accept this role.
- VI. **Management Report :**
- A. Financial Report/account balances reviewed. Nothing unusual at this time.
  - B. Board reviewed violation report.
  - C. Board reviewed work order report. Updated lights at tennis courts and other work done recently discussed.
  - D. Fitness center parking lot restriped, dog stations installed, plans to paint restrooms at Bull Creek pool in 2016.
- VII. **Old Business:**
- A. City of Plano Concrete Retaining Wall – still in process
  - B. Email Approvals: - none
  - C. Discussion on landscape and comments shared on recent installation of Christmas lights at community entrances. Guests at meeting shared thoughts and suggestions on possible companies to contact for potential proposal. After Mr. Owens shared industry knowledge and past experience, Board invited him to attend January meeting to get additional input.

**VIII. New Business:**

- 2014 audit representation letter, Tony motioned to approve, seconded by George and Dorothy.
- Discussion on need to replace pedestrian gate locks at Royal Birkdale. Board suggested getting quote on replacing all 4 to see if it's a cost savings? Will share with Board when available.
- Installation of security camera's on homeowner property discussed.
- Diane asked for approval and adoption of Revised Budget. Tony motioned to approve, seconded by Doris.
- Revised Reserve study discussed. Members discussed that 50K is not enough and needs to be increased. Board will discuss this further in 2016, as plans for community are identified and communicated with all homeowners.
- Question on term limits and update of pending changes on Board and need to replace current open vacancy.
- Homeowner approached CCMC and asked about installing a bench inside tennis courts. Discussion followed, and cost of metal/iron bench will be obtained and shared with members.

**IX. Adjourn Meeting:**

Doris Gallagher moved to adjourn the meeting at: 1:20 p.m. Seconded by Tony Rizzo.  
Next meeting date is January 19, 2016

Tony Rizzo, Board President:



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Date: 1-19-16