

**Ridgeview Ranch Homeowners Association**

**2015 Annual Meeting Minutes**

Thursday, April 2, 2015

Maribelle M. Davis Library, 7501-B Independence Parkway, Plano, TX 75025

Meeting 7:00 P.M. to 8:30 P.M.

- I. Call to Order/Opening Remarks:
  - A. Board President Lisa Coppinger called the meeting to order at 7:00pm
- II. Proof of notice was given and a quorum was established in person or by proxy.
- III. Introductions – CCMC and Current Board. Ms. Coppinger introduced the current board and CCMC representatives and went over services provided by CCMC to the community.
  - A. Lisa Coppinger, Board President
  - B. Alex Johnson, Vice President
  - C. Tony Rizzo, Secretary
  - D. Warren Davidson, Director At Large
  - E. Diane Parker, Ridgeview Ranch Community Manager CCMC
  - F. Joyce Jagodzinski, CCMC Administrative Coordinator
  - G. Melissa Verde, CCMC Community Manager
  - H. Debra Campbell, CCMC Vice President, Central Division
- IV. Approval of the 2014 Annual Meeting Minutes:
  - A. Mr. David Williams made a motion to accept the minutes as written.  
Mr. Danny Davis seconded the motion. None opposed, motion carried.
- V. Director Election: Lisa Coppinger and Warren Davidson's terms are expiring and they are not seeking re-election. Nominees for the positions were introduced.
  - A. Ms. Doris Gallagher nomination accepted - Ms. Gallagher addressed attendees.
  - B. Mr. George Tanhongs nomination accepted - Mr. Tanhongs addressed attendees.
  - C. Ms. Coppinger called for additional nominations from the floor. With no other nominations from the floor, Ms. Gallagher and Mr. Tanhongs won directorships by acclamation.
- VI. Special Guest Speaker Ms. Shahrzad Tavana, Senior Engineer with the City of Plano went over plans for the City to repair the retaining walls running parallel to Independence along Beck Dr. Ms Shahrzad answered questions about the timeline, parking, trash collection and landscaping replacement for the project.

- VII. **Presidents Report: Board President Lisa Coppinger reported:**
- A. **2014 accomplishments: Balanced budget initiative, Upgrades to the fitness center, Management company review and audit, Manor gate system replacement, Pool furniture replacement, Whiteboard sign replacement, No pool closings this season.**
  - B. **Goals for 2015: Continue balanced budget initiative, Complete reserve study, Entrance monument landscape improvement plan, Continue to build community communication.**
  - C. **Ms. Coppinger recognized our community volunteer chairs and asked for interested parties to volunteer wherever they see a need.**
- VIII. **Vice President, Alex Johnson gave the treasurers report for Treasurer Mark Smith who was unable to attend.**
- A. **No dues increase in 2015.**
  - B. **Fund Balances as of 12/31/2014**
    - 1. **Operating Fund: \$ 161, 682.74, Manors Operating: \$ 8,945.56**
    - 2. **Reserve Funds: \$296,688.13, Manors Reserve: \$455,765.45**
  - C. **Mr. Johnson presented some additional slides and answered some questions from the membership.**
- IX. **Open Forum: Questions and comments from the membership were discussed, answered or slated for follow up by the board and management company representatives. Topics included, Common area maintenance, Parking on streets and parking policies, Violation notice process, Manor gates and missing landscaping.**
- X. **Member Drawings: The \$1,000 Front lawn makeover was awarded to the homeowners at 2644 Royal Birkdale Dr. The \$50 gift card was awarded to the homeowners at 2804 Royal Troon.**
- XI. **There being no further business before the membership, the meeting was adjourned at 8:25pm.**

Board President: Tony Rizzo

Date: 4-9-16