

Ridgeview Ranch Homeowners Association, Inc.
Board of Directors Meeting – January 19, 2016 - 12:00 PM
CCMC Offices - 7800 W. Dallas Parkway, Suite 100 - Plano, TX 75075

Meeting Minutes

- I. **Call to Order:** Board President, Tony Rizzo called the meeting to order at 12:00 noon. Other Board members in attendance were Doris Gallagher, George Tanghongs, and Alex Johnson. Diane Parker was in attendance representing CCMC.
- II. **Review and Approve December 9, 2015 Board Meeting Minutes:** After review of meeting Minutes Doris Gallagher motioned to accept the Minutes as written, George Tanghongs seconded the motion and the Minutes were approved.
- III. **Open Session/ Guests:** Ron Anduray and Jared Rice from LandCare, John Keane and Sean Keane from Jonmar Services, and Jeff Hiltz from Thousand Oaks Landscape each presented proposal for community landscape maintenance.
- IV. **Executive Session:**
 - A. Delinquency Review/Actions were reviewed by Board.
- V. **Committee Reports:**
 - A. Architectural Control Committee – Karen resigned from Committee
 - B. Beautification Committee – Yard of the Month; begins in April. Need new Chairperson. Tony volunteered to Chair this committee.
 - C. Crime Watch Committee – encourage homeowners to see website for latest entries or to contact the Committee
 - D. Social Committee
- VI. **Management Report:**
 - A. Financial Report/Account Balances presented to Board.
 - B. Violations/Enforcement Overview presented to Board for review.
 - C. Work Orders reviewed by Board.
- VII. **Old Business:**
 - A. City of Plano Concrete Retaining Wall-no up date at this time
 - B. Pedestrian Gate repair proposal was reviewed by Board. Tony Rizzo motioned to accept the proposal and Doris Gallagher seconded the motion. The proposal was approved.

E-mail Approvals: None
- VIII. **New Business:**
 - A. Landscape Maintenance proposals reviewed by Board.
 - B. Annual Meeting: Diane presented sample mailer that would include a cover letter and candidate application. This mailer would be sent out 60 days prior to the annual meeting and include a specific return date.

A second mailer would be sent out to all homeowners 30 days prior to the annual meeting that would include a directed proxy/absentee ballot, a list of candidate biographies, a homeowner questions and concerns form, and a community volunteer application. Alex requested cost for initial mailer.

Board also discussed annual meeting gift card to remain at \$50.00.

IX. Next BOD Meeting: March 15, 2016 at 12:00 p.m. in CCMC conference room

X. Adjourn Meeting

Tony Rizzo, Board President:



Date:

3/16/16