

Ridgeview Ranch Homeowners Association, Inc.

Board of Directors Meeting – July 29, 2016 - 1:00 PM

CCMC Offices - 7800 W. Dallas Parkway, Suite 450 - Plano, TX 75075

Meeting Minutes

- I. **Call to Order:** Meeting called to order at 1:02 p.m. Board members in attendance were Tony Rizzo, Doris Gallagher, Bridget Todd, and Dione Beilgard. Diane Parker was also in attendance representing CCMC.
- II. **Review and Approve:** Board reviewed Minutes for May 17, 2016 Board Meeting and Tony Rizzo motioned to accept Minutes as written, Doris Gallagher seconded the motion and the Minutes were approved.
- III. **Open Session/ Guests:** Ken Belloni
- IV. **Executive Session:**
 - A. Delinquency Review/Actions
- V. **Committee Reports:**
 - A. Architectural Control Committee
 - B. Beautification Committee – Yard of the Month signs installed and pictures sent to Lisa Coppinger for placement on website and to Calloway's. Ken Belloni reported no complaints. He also picked up a new Yard-of-the-Month sign from Calloway's.
 - C. Crime Watch Committee – encourage homeowners to see website for latest entries or to contact the Committee. Bridget suggested that we invite Beat Officer Mark Dawson to next annual meeting.
 - D. Social Committee – Back to School event in process. Check from sponsor, Liberty Insurance, in process. Board agreed that no Fall Garage Sale will be scheduled this year.
- VI. **Management Report:**
 - A. Financial Report/Account Balances
 - B. Violations/Enforcement Overview. Discussed increased number letters sent to homeowners over the past 12 to 18 months and significant improvement.
 - C. Work Order Overview
- VII. **Old Business:**
 - A. City of Plano Concrete Retaining Wall- Contractor is behind schedule and City is estimating that he could possibly start on Ridgeview Ranch retaining wall in late June to mid-July. No new date at this time.
 - B. Landscape enhancement – Board members have visited landscape locations and are very pleased with work completed i.e., soil prep, drip irrigation installed, trees, shrubs and plants installed. Bridget requested proposal for added enhancement to center islands at St. Anne's and Roya Birkdale entrances.
 - C. POD'S (portable on-demand storage). Maximum time allowed. Board agrees to 72 hour limit.

E-mail Approvals: Payment plan approval
Waiver of fees

VIII. New Business:

- A. Board discussed installation of Guard House and hiring Guards for The Manor and agreed that the cost would be prohibitive at this time. *Tony Rizzo*
- B. Additional pool furniture – Ad hoc Committee to be formed at end of pool season to discuss and possibly select and purchase additional furniture for the coming year.
- C. Pool use/etiquette/enforcement. Board agreed that owners who are being verbally or physically abused should call the Police.
- D. Write off to bad debt maximum. Tony motioned for \$1,000.00 minimum allowed for Community Manager to write off without Board approval, Doris seconded the motion. Passed unanimously.

VIII. Next BOD Meeting: September 20, 2016 at 12:00 p.m. in CCMC conference room.

IX. Adjourn Meeting: There being no further business to come before the Board Bridget Todd motioned to adjourn the meeting, Dione Beilgard seconded the motion and the meeting was adjourned at 2:05 p.m.

Board President, Tony Rizzo: *Tony Rizzo* _____

Date: 9-26-16