

Ridgeview Ranch Homeowners Association, Inc.

Board of Directors Meeting – September 20, 2016 – 5:30 p.m.

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

Meeting Minutes

Call to Order: Meeting called to order at 5:30 p.m. Board members in attendance were Tony Rizzo, Doris Gallagher, Bridget Todd, and Dione Beilgard. Diane Parker was also in attendance representing CCMC

Budget Review: Diane presented proposed 2017 Budget for Board review. After careful consideration and clarification of any questions Tony Rizzo motioned to accept the 2017 proposed budget, Bridget Todd seconded the motion. Motion passed.

Review and Approve: Board reviewed Minutes for July 29, 2016 Board Meeting Minutes and Tony motioned to approve as written, Doris seconded. Minutes approved.

Open Session/ Guests: No guests.

Executive Session:

Delinquency Review/Actions reviewed.

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
- C. Crime Watch Committee – encourage homeowners to see website for latest entries or to contact the Committee
- D. Social Committee – No events scheduled at this time

Management Report:

- E. Financial Report/Account Balances
- F. Violations/Enforcement Overview. Diane reported there are still between 100 to 150 violation notices mailed out each month. Board agreed to pass on cost of certified mail to homeowners.
- G. Work Order Overview

Old Business:

City of Plano Concrete Retaining Wall- Contractor is behind schedule and the City Manager is estimating that he could possibly start on Ridgeview Ranch retaining wall in late October or early November.

E-mail Approvals: Approved additional plants at center islands at Royal Birkdale and St. Anne's.

Go forward with filing application for non-payment of assessments.

New Business:

Exercise Equipment: Board discussed condition of elliptical's and agreed that 2 elliptical's would be sufficient. Tony suggested obtaining cost for mid-grade machines.

Bridget advised that paint on top of entrance gates is peeling. Diane will contact contractor.

Light Fixtures: Tony suggested that entrance lights be multi-color, so they can be changed to red during Christmas season if possible. Diane will speak with contractor to see what might be available.

Adjourn Meeting: There being no further business to come before the Board Doris motioned to adjourn the meeting, Bridget seconded the motion and the meeting was adjourned at 7:04 p.m.

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

Board President, Tony Rizzo: *Tony Rizzo*

Date: 11/2/2016