

Ridgeview Ranch Homeowners Association, Inc.

Board of Directors Meeting Minutes – May 16, 2017 - 12:00 Noon
CCMC Offices - 7800 W. Dallas Parkway, Suite 450 - Plano, TX 75024

Call to Order: Vice President Anjali Shirvaikar called meeting to order at 12:04 a.m. Board members in attendance were Anjali Shirvaikar, Dione Beilgard, and George Tanghongs. Diane Parker was in attendance representing CCMC.

Review and Approve: March 21, 2017 Board Meeting Minutes. George motioned to accept Minutes as written, Dione seconded motion and the Minutes were approved.

Open Session/ Guests: Mike Madhani and business partner Hussein addressed the Board regarding Ridgeview Ranch residence status. The State of Texas has licensed their address as Assisted Living Facility at 9620 Bull Creek. Mike will send Diane copy of State license for Association records.

Andy Poe addressed the Board regarding the Fitness Center and his concerns over rumors that the Center was going to be closed. Board assured Mr. Poe that the Fitness Center is not closing.

Executive Session: Board reviewed delinquency report.

Committee Reports:

Architectural Control Committee

Beautification Committee – New Chair needed

Crime Watch Committee – encourage homeowners to see website for latest entries or to contact the Committee

Social Committee – Committee Chair needed. Easter Egg Hunt complete. Anjali reported there were about 150 people enjoying the event, including the Petting Zoo and Trackless train.

Board approved Spring Community Garage Sale for May 13th. Diane sent out e-mail blast announcing the event. Signs were posted around the community. June 3rd approved for End of School Year Pizza Party. Diane sent out e-mail blast announcing the event. Signs will be posted around the community. Event will include a Photo Booth to be set up in the Fitness Center.

Management Report: Board reviewed

Financial Report/Account Balances

Violations/Enforcement Overview – 69 violation letters mailed

Work Order Overview

Old Business:

City of Plano Concrete Retaining Wall - job has started.

George motioned to ratify 2017 Board positions; Dione seconded and the motion was approved. Board members are: Doris Gallagher, President, Anjali Shirvaiker, Vice President, Dione Beilgard, Treasurer, Bridget Todd, Secretary, and George Tanghongs, Director.

E-mail Approvals: Garage Sale E-mail blast
Remote Gate Antennas
End of School Year Pool Party E-mail blast

New Business:

Exercise Equipment: Board reviewed and discussed quotes for a functional trainer for the Fitness Center. George made a motion to purchase Inspire FT1 Functional Trainer; Dione seconded the motion and was approved. Diane will order equipment after old leg machine is removed and carpet is cleaned.

Violation Time Frame for cure: Board agreed that it takes a little longer for some maintenance items than others, so fence repair and minor painting such as chimney/shutters will be allowed 30 days to cure. Fence replacement and exterior painting of house will be allowed 45 days to cure. Replacement of dead tree(s), shrub(s), or storm doors will be allowed 30 days. All other items are standard 10 days to cure.

Board rejected suggestion of putting vandalism signs in the community. The Association has almost no vandalism and signs are not needed. It was agreed that a sign will not deter vandals.

Board discussed and turned down offer of Handyman article for community website. All agreed that the community website is not an avenue to garner income outside of the Association.

Locking Fitness Center restroom doors at night and unlocking early each morning was suggested. Diane will find out cost for service and inform the Board.

Board held a brief discussion regarding limiting the number of houses allowed to be used as rental property in the community. It was noted that any change to the CC&R'S would require a 67% approval by homeowners.

Adjourn Meeting: There being no further business to come before the Board, George motioned to adjourn the meeting, Anjali seconded the motion and the meeting was adjourned at 1:12 p.m. Next Board meeting is scheduled for July 18, 2017.

Doris Gallagher, Board President: Doris Gallagher

Date: 7/18/17