

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Windmill Park Office Board Room

March 21, 2017 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Doug Childress

2nd Vice-President

Bill Cicala

Secretary

Marilyn Stimpson

Treasurer

Bill Dawes

Director at Large

Al Diaz

Director at Large

Bob Vollbrecht

III. Guests: None Scheduled

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda:

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- February 1, 2017 Covenants
- February 2, 2017 ARC
- February 6, 2017 Landscape

VII. Approval of Minutes:

a. February 21, 2017 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.
BOD reads: At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.

IX. Activities

- a. **Easter Egg Hunt** – Saturday April 15th 10am-1pm
- b. **Market Festival** – Every Thursday 4pm – 8pm

X. Finance:

a. Balance Sheet Report for February 28, 2017:

Operating Cash	\$329,163.25
Total Cash Reserve	1,032,855.34
Accounts Receivable	111,838.91
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00

February 28, 2017 Total Assets \$1,634,277.46

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee: No recommendations

XIII. Covenants Committee:

- a. **ID #20650 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #52545 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #20320 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #25117 (Unsightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20387 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #21257 (Landscape Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #26202 (Sidewalk Encroachment, Dead Cactus, Weeds)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 3/22/2017 if the property is not brought into compliance by 3/21/2017.

- XIV. Pool:**
 - a. Community Center Filter Sand Change
 - b. Community Center Pool Deck Repair/Reseal

- XV. New Business:**
 - a. HVAC Repairs

- XVI. Old Business:** None

- XVII. Action In Lieu**
 - a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Sovereign Electric for replacement of 22 monument lighting batteries, NTE \$5,100.

- XVIII. Manager Report:** Provided at meeting

- XIX. Adjourn to Executive Session**