

Continental Ranch Community Association
Board of Directors Meeting
At the Community Center
Agenda
May 19, 2010 at 7:00 P.M.

I. Call to Order

II. Roll Call President 1 st Vice-President 2 nd Vice-President Secretary Treasurer Director at Large Director at Large	John Lambert Chuck Stead Marilyn Stimpson Peggy Bracken Connie DeLarge Terry Paschen Gus Lipins
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III. Approval of the Agenda

IV. Invited Guests: none

V. Approval of Previous Meeting Minutes April 21, 2010

VI. Appeals, Requests and Waivers initiated from Homeowners- none

VII. Approval of Consent Agenda

Acknowledge:

April 15, 2010	ARC Meeting Minutes
May 3, 2010	Pool Meeting Minutes
May 4, 2010	Landscape Meeting Minutes
May 6, 2010	ARC Meeting Minutes
May 11, 2010	Covenants Meeting Minutes
May 13, 2010	Finance Meeting Minutes

Management requests to the Board: 1) to authorize payment of an additional \$800 to Stewart paving for the unforeseen extra demolition of average 13" deep concrete along the tot lot and the need for extra AB material in preparation for the pavers; **2)** to authorize purchase of conference table pads from Table Pads Custom at a cost of \$269 plus tax and delivery to protect the table;
Management recommendation to the Board: 1) To repair and replace the vandalized oval tube of the Windmill Park play system at a cost of \$1,239.13; **2)**

Recommendation from Management to pay Todd Lundering, CPA the additional \$2,000 for the audit as per his letter. His total fee including this amount is \$1,500 less than the budget; **Recommendation from Management and CRCA Auditor Todd Lundering:** To open an operating Money Market account at a local bank for deposit of current budget assessments when the Mutual of Omaha operating account reaches \$250,000. No more than \$250,000 will be kept in the Mutual of Omaha operating account. Money placed in the new (overflow) account will be transferred back to Mutual of Omaha account when its funds drop below \$250,000 as bills are paid. Management recommends using Canyon Bank for this new account as they are a local bank with a branch at Silverbell and Coachline.

VIII. President's Report

- A. Vandalism Penalty Policy

IX. Facilities

- A. Management presents the proposal to Light the Monuments: There are three bids: Lite Sync, Sovereign Electric and Sky Valley Landscape.

Motion, I _____ move to accept the _____ bid to light the monuments at a cost not to exceed \$ _____. Second _____ yes to _____ no

- B. Management recommendation to strip and recoat picnic tables with seats behind CRCA Windmill Office at a cost of \$1,420.00 plus tax (\$610 each plus \$200 pick-up & delivery). Available colors are white, red, or green at no additional cost.

Motion: I _____ move to strip and recoat picnic tables with seats behind CRCA Windmill Office at a cost of \$1,420.00 plus tax.

Motion seconded by _____ yes to _____ no.

X. Landscape Committee

- A. Board directive to Landscape Committee to use DLC Resources as the contractor for the monuments upgrades due to the pre-negotiated pricing in place with their maintenance contract.

Motion: I _____ so move that the Landscape Committee use DLC Resources as the contractor for the monument upgrades, therefore excluding this project from the Three-bid Board policy.

Motion seconded by _____ yes to _____ no.

- B. Board directive for dead landscape plantings to be replaced with like kind material to avoid depleting the landscaping in CRCA.

Motion: I _____ so move that dead landscape plantings shall be replaced with like kind material.

Motion seconded by _____ yes to _____ no.

XI. Activities Committee

- A. No meeting per Consent Agenda April 21, 2010

XII. Covenants Committee

- A. No recommendations at this time.

XIII. Finance Committee

- A. Recommendation to the Board to appoint Richard Roberts and Luke Baer to the CRCA Finance Committee.

Motion: I _____ move to appoint Richard Roberts and Luke Baer to the CRCA Finance Committee.

Motion seconded by _____ yes to _____ no.

- B. Recommendation to transfer \$50,000 from the State Farm Money Market to the Alliance Money Market.

Motion: I _____ move to transfer \$50,000 from the State Farm Money Market to the Alliance Money Market.

Motion seconded by _____ yes to _____ no.

XIV. Pool Committee

- A. No recommendations at this time.

XV. ARC Committee

- A. No recommendations at this time.

XVI. New Business

- A. Nominating Committee: Attached is the timeline for events leading up to the Annual Meeting. Three Board Member terms are expiring: DeLarge, Lambert and Stead. The Nominating Committee will be appointed at this meeting. The Committee is composed of five members from which a chairperson will be elected. Two public meetings need to be held between May 24th and July 21st for qualified candidates. Suggested dates for the two public meetings are Monday, June 14th and Tuesday, June 29th at the Community Center. These dates have been reserved. The slate of Candidates will be announced at the July 21st Board Meeting.

The names of the five residents who wish to volunteer for the Nominating Committee include Ronald Benjamin, Russell Clanagan, Glenn Hesterlee, Kermit McCutchan, and Raymond Spitzer.

Motion: I, _____ move to adopt the timeline dates as presented.

Second: _____ yes to _____ no

Motion: I, _____ move to appoint _____, _____,
_____, _____, _____ to the CRCA Nominating Committee for 2010.
Second _____ yes to _____ no

B. Sunflower Exhibit "D" revision of Sunflower CC&Rs.

XVII. Old Business

A. Proposal from New Dimensions Ministry to rent the Community Center on Sundays.

B. Parking

XVIII. Manager's Report

A. Provided at Board Meeting

XX. Adjourn