

Continental Ranch Community Association
Board of Directors Meeting Agenda
At the Community Center
August 18, 2011 at 7:00 pm

I. Call to Order

II. Roll Call	President	John Lambert
	1 st Vice-President	Peggy Brachen
	2 nd Vice-President	Marilyn Stimpson
	Secretary	Connie DeLarge
	Treasurer	Larry Lemieux
	Director at Large	Gladys Pope
	Director at Large	Rob Palfreyman

III. Guests: none known

IV. Adopt the Agenda:

V. Approval of Minutes July 21, 2011 Board Meeting

VI. Homeowner Forum:

VII. Letters to the BOD:

Account # 19806: rip rap behind her wall

Account # 20339: continued request to re name Parcel 51

VIII. Consent Agenda

- Acknowledge Meeting Minutes and Recommendations:
 - July 21, 2011 ARC
 - August 1, 2011 Pool
 - August 2, 2011 Landscape
 - August 3, 2011 Activities
 - August 4, 2011 ARC
 - August 9, 2011 Covenants
- Pool Committee recommends to the Board to keep the Kiddie Pool open and heated during the month of October, with hours of operation of 10AM-5PM daily
- Covenants Committee recommends to the Board: Account #17751 (weeds) perform a lot clean up and apply pre-emergent. Account #19402 (weeds) perform a lot clean up and apply pre-emergent. Charge each account for the cost of the service.
- 29 New Accounts to send to Clint for Collection (\$200 x 29 = \$5,8000)
- CMID: consent to send request to CMID for CRCA to receive CMID water

- Enter into the contract to seal coat Phobos tot lot area with Bates Paving & Sealing, Inc. at a cost NTE \$782.67.
- Remove 13 decrepit Ash trees on Coachline by DLC for \$2925.00

IX. Pool Committee

A. Recommend to the Board to reduce the hours of operation at the pools from 5AM-5PM daily. _____yes, to _____no

X. Finance Committee

A. The **July Finance** Reports were sent to the BOD and the Finance Committee by email.

Operating Cash	\$424,823.54
Total Cash Reserve	\$1,060,814.34
Restricted Sunflower Mitigation Fund	\$13,658.73
Accounts Receivable	\$120,750.53
Other Assets	\$187,255.96
Prepaid Insurance	\$7,135.00
Prepaid Tax	\$6,614.00
July 31, 2011 Total Assets	\$1,807,393.37

B. Request to stop reading the Restricted SF Mitigation Fund at the Board Meeting.
_____yes , to _____no

XI. Landscape Committee

A. Dying Tree Windmill Park Entryway – An Acacia Salicina tree next to pool fence has a major limb dead (limb removal not viable option). Committee recommends to Board to remove dying Acacia Salicina and replace with 24”-box Swan Hill Olive NTE \$225.

XII. New Business

A. Annual Meeting 10/19/2011

i. Slate of Candidates: Last date to file a petition is 8/20.Slate recommended by the Nominating Committee is Peggy Bracken, Russell Clanagan, Rob Palfreyman, Gladys Pope, and Marilyn Stimpson.

Motion: I, _____move to accept the Slate of Candidates as recommended if no owner petitions the BOD by August 20th. If a petitioner comes forth with a petition that satisfies the requirements of the CRCA Bylaws, then that petitioner shall be added to the Slate of Candidates. _____yes, to _____no

ii. Set the record date for the Annual Meeting as 9/9/11.

_____yes, to _____no

- B. Management Contract has been negotiated at the same rate as the 2010-11 contract. _____yes, to _____no
- C. Office Furniture
- D. Community Center Blinds
- E. Dog at Pool

XIII. Old Business

- A. Office Remodel
Motion by: _____yes to _____no
- B. Community Center Bathroom Door Lock
- C. Flagpole: LED down light is \$640.00. Electrician is needed to run the wire from the building to the pole.
Motion by: _____yes to _____no
- D. Adopt 2011-2012 operating budget as presented
Motion by: _____yes to _____no

XII. Manager Report

Reminder – Adjourn to Executive Session after regular Board Meeting 8/18/11