

**Continental Ranch Community Association  
Board of Directors Meeting Agenda  
At the Community Center  
January 19, 2012 at 6:30 pm**

- I. Call to Order**
- II. Roll Call**
- |                                      |                         |
|--------------------------------------|-------------------------|
| <b>President</b>                     | <b>John Lambert</b>     |
| <b>1<sup>st</sup> Vice-President</b> | <b>Peggy Bracken</b>    |
| <b>2<sup>nd</sup> Vice-President</b> | <b>Connie DeLarge</b>   |
| <b>Secretary</b>                     | <b>Marilyn Stimpson</b> |
| <b>Treasurer</b>                     | <b>Larry Lemieux</b>    |
| <b>Director at Large</b>             | <b>Gladys Pope</b>      |
| <b>Director at Large</b>             | <b>Roxanne Ziegler</b>  |
- III. Guests:**
- IV. Adopt the Agenda:**
- V. Approval of Minutes:** **Section A page 5-13**  
**December 15, 2011 Board Meeting**
- VI. Homeowner Forum:**
- VII. Letters to the BOD:** **Section B page 14-16**
- a. Request to add an extra trash can on west side of WP Park.
  - b. World Care wiping of the hard drives of 4 donated computers.
- VIII. Letters from the BOD request to appear: none**
- IX. Consent Agenda:** **Section C page 17-25**
- Acknowledge Meeting Minutes:
    - December 13, 2011 Covenants
    - December 14, 2011 Finance meeting cancelled
    - December 15, 2011 ARC meeting cancelled
    - January 3, 2012 Landscape no quorum
    - January 4, 2012 Activities no quorum
    - January 4, 2012 Covenants
    - January 5, 2012 ARC
    - January 9, 2012 Pool
    - January 10, 2012 Ad Hoc Community Center Exterior Color

**X. Activities Committee**

- a. No new members have joined.
  - b. April 7th Easter Egg Hunt Power Point Presentation By Jocelyn Canovali
    - 1. Board authorization to place a full page ad in the February, March & April Windmill asking for volunteers.
    - 2. Easter Egg Hunt Event Budget Outline is attached for your review.
    - 3. Board authorization to fund the Easter Egg Hunt.
- YTD annual activities operating budget remaining is \$6430.

**XI. Pool Committee:**

**Section D** page 26-31

- a. Revise pool rule #9 to also state “use of soaps or shampoos in shower prohibited”, and to recommend the revised pool rules to the Board for approval.
- b. Recommend to the Board to accept the request of a resident to purchase expired pool furniture.
- c. Recommend to the Board to accept the proposal from Oasis Pool Service to drain, refill, and re-balance the water in the Community Center Pool at a cost NTE \$600.00. (code 84000)

**XII. Landscape Committee:**

Landscape Committee did not meet this month.

**XIII. Covenants Committee:**

**Section E** page 32-37

- a. Change official meeting date to the first Wednesday of the month.
- b. Recommends Bill Cicala as Chair and Bob Volbrecht as Vice Chair.
- c. RV variance
- d. Recommendations to the Board: summarized in packet.
- e. Resignation of Leslie Hammond

**XIV. Finance Committee:**

The **December Finance** Reports were sent to the BOD & the Finance Committee.

Operating Cash	\$489,013.47
Total Cash Reserve	913,788.13
Restricted Sunflower Mitigation Fund	13,670.58
Accounts Receivable	740,562.40
Other Assets	187,255.96
Prepaid Insurance	679.00
Prepaid Income Tax	6,614.00
Total Assets	\$2,351,584.14

- a. Request to approve the December 2011 Finance Reports as recommended by the Finance Committee. Yes/no
- b. 2010-2011 Audit will be finalized by January 31, 2012. Board invited to attend Audit Review meeting of the Finance Committee at 6:30 February 8 at WP Boardroom.
- c. Recommend to the Board to appoint Joyce Grosso to the committee.
- d. Recommend to the Board to change their meeting to the 2<sup>nd</sup> Tuesday instead of 2<sup>nd</sup> Wednesday starting in March 2012.

**XV. Election Committee:**

- a. Elections Committee revised voting procedures will be ready for review at the February meeting.

**XVI. Requests to Purchase:**

**Section F** page 38-63

- a. Pack rats at Coachline and Twin Peaks sw corner. Cost \$300. (code 87008)
- b. Sacramento Hill: install 2 mesquite trees. Cost \$300. (code 83005)
- c. New cacti in El Rio cul-de-sac. Cost \$225. (code 83005)
- d. Parcel 15-c common area plant replacement. Cost \$1858. (code 83005)
- e. Ocotillo Relocation. Cost \$80. (code 83005)
- f. WP playground to install new plants. Cost \$418. (code 83005)
- g. Annual Upper Tree Pruning. Bids attached. (code 83004)

**XVII. New Business**

**Section G** page 64-66

- a. Follow up on violations found when inspecting for transfer of title.
- b. Insurance Expires 3/5/12: CAI renewal quote is \$21,000 per year for three years with a thirty day out clause at the end of each year. No Change in coverage. Property value to be covered has risen from \$650,000 to \$750,000. Policy expires March 5, 2012. 2009-12 policy cost \$1614/ month or \$19,368/year. The increase is \$1,631 annual or \$136/mo.
- c. Board Training items requiring action (if any).
- d. Offsite back up storage for CRCA server

**XVIII. Old Business:**

- a. Discussion: Board consent to post draft annual minutes.
- b. Sunflower/Twin Peaks water issue

- XIX. Manager Report:**
- XX. Adjourn to Executive Session**

DRAFT