

Continental Ranch Community Association  
Board of Directors Meeting Agenda  
At the Community Center  
May 17, 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:** none at this time
- IV. Adopt the Agenda:**
- V. Approval of Minutes:** **Section A** pages i-vii  
April 19, 2012 Board Meeting  
May 10, 2012 Emergency Meeting
- VI. Homeowner Forum:**
- VII. Letters to the BOD:** **Section B** pages 5-12
- D.S Rescue request to use WP field
  - Kline letter about conditions in Copper Moon
  - Helgevold letter complementing BOD and Management
  - Trefry letter requesting CCtr pool to open and other pool concerns
  - Yuen request for CRCA to remove tree
- VIII. Letters from the BOD to request an owner to appear:** **Section C** pages 13-16
- Lot 04-031 Pool incident on 4/29/12
- IX. Consent Agenda:** **Section D** pages 17-31
- Acknowledge Meeting Minutes:
    - April 19, 2012 ARC
    - May 1, 2012 Landscape
    - May 2, 2012 Activities
    - May 2, 2012 Covenants
    - May 3, 2012 ARC
    - May 7, 2012 Pool
    - May 8, 2012 Finance

**X. Activities Committee**

**Section E**

- a. to request to the Board to add Karie Westphall to the Activities Committee.

**XI. Pool Committee:**

**Section F pages 32-38**

- a. to recommend to the Board to open the Community Center pool on May 18th instead of May 21st and maintain winter hours of operation, closing at 7:30PM until May 21st when the pool monitor staff begins, and to adjust heating of the pool accordingly (Kinney/Gaddie). Committee requested management attempt an action-in-lieu from the Board, and if that fails to forward the topic to the regular Board Meeting.
- b. to recommend that a statement should be posted in the newsletter that pool rule violations can be reported to the CRCA Office 24 hours a day, 7 days a week by leaving a voice message on the general mailbox.
- c. The Committee requested guidance from the Board on specific disciplinary action for pool use violations according to the circumstances of the infraction.
- d. to recommend to the Board to accept the proposal from Cummings Plumbing to remove the existing evaporative cooler from the building and install two 300cfm exhaust fans, one to each restroom, at a cost NTE \$ 2,814.61 including tax
- e. to recommend to the Board to accept the proposals from Oasis Pool Service for replacement of bypass valves & unitherm governors for two heaters at Windmill Park at a cost NTE \$549.92, and for replacement of bypass valves & unitherm governors for two heaters at Community Center Pool at a cost NTE \$549.92, each including tax

**XII. Landscape Committee:**

**Section G pages 39-50**

- a. to recommend to the Board to change half of the gopher plants on the list with different plants from the plant palette, such as red yucca or blue emu, at the discretion of DLC Resources, and accept the proposal as amended to install 38 five-gallon plants at a cost NTE \$836.00 to replace identified dead plants along Coachline Blvd.
- b. Windmill Turf Sycamores- Replacement of five struggling Sycamore trees with five Swan Hill Olive trees in raised planters at the Windmill Park field. 5 Sycamore removals \$2,087 code 83002; Install 5 Swan Hill Olive trees in raised planter \$14,943 code 83005.
- c. to recommend to the Board to accept the proposal from DLC Resources to prune 57 select Oak Trees along Coachline Blvd. at a cost NTE \$2,394.00
- d. to recommend to the Board to accept the proposal from DLC Resources to remove the mesquite tree near the wall on Twin Peaks Rd. near August Moon Pl. at a cost NTE \$435.00
- e. to recommend to the Board to accept the proposal from DLC Resources to remove the decrepit Palo Verde tree on Coachline Blvd. near Deimos Dr. at a cost NTE \$365.00

**XIII. Covenants Committee:**

**Section H** pages 51-79

- a. Account #20121 (street parking complaint) MOTION that this matter be added to the Agenda for the May 17, 2012 BOD meeting. The committee would like more clarification from the BOD as to what decision should be made. Management will invite both Homeowners to attend the meeting.
- b. Account #17790 (weeds) MOTION to recommend to the BOD that a \$25 fine and 30 day pool suspension be assessed to the account.
- c. Accounts #22541 (construction debris), #18926 (weeds), #21132 (weeds), #20240 (weeds) to recommend to the BOD that a \$25 fine and 30 day pool suspension be assessed to all accounts.
- d. Account #17846 (weeds) MOTION to recommend to the BOD that the properties receive a lot cleanup and pre-emergent application, costs to be assessed to the accounts. Management request to add accounts # 18794 and 19796.
- e. Lot cleanups for occupied properties: MOTION to recommend to the BOD that if an occupied property has weeds and comes to the committee on a 2nd letter, the committee will first recommend a fine. If in 30 days the weeds have not been removed, immediately management is to notify homeowners that a lot cleanup will be scheduled, and the costs will be assessed to the account.

**XIV. Finance Committee:**

**Section I**

The April, 2012 Finance Reports were sent to the BOD & the Finance Committee. The recommendations by the committee are:

- a. Request to approve the April, 2012 Finance Reports which have been approved by the Finance Committee.

Balance Sheet Report for 30 April 2012:

Operating Cash	502,381.45
Total Cash Reserve	931,280.94
Restricted Sunflower Mitigation Fund	13,676.45
Accounts Receivable	85,367.77
Other Assets	181,239.96
Pre-Paid Income Tax	6,569.00

30 April 2012 Total Assets  
\$1,720,515.57

- b. Request to have the Pro Care contract reviewed by the Finance Committee to look at scope of contract, duties and cost.

**XV. Election Committee:**

**Section J**

- a. Study Session held the evening of May 10<sup>th</sup>

**XVI. Requests to Purchase:**

**Section K**

- a. None

**XVII. New Business**

**Section L** page 80-83

- a. Appointment of Nominating Committee  
Owners volunteering for the committee are: Jan Mann, Barbara Herron  
First meeting is June 25<sup>th</sup>, Monday. Time is to be determined.
- b. Charge to Committees: Reminder May to June 22, 2012: Committees prepare their budget to be back to management by 6/22/12.
- c. Parcel 15c Tot Lot Playground equipment broken
- d. Pool cleaning being interrupted by lap swimmers

**XVIII. Old Business:**

**Section M** pages 84-88

- a. Reminder: There are three Director terms expiring 10/31/12. The deadline for submitting the Candidacy form is June 22nd. The deadline to petition to run is 8/15/12.
- b. Budget information as requested from April meeting for replacement of electrical lines to the breakers for both pools.

From April 19 minutes: XI. a. Recommend to the Board to accept the proposal from Cascade Electric, NTE \$3,180.00+tax for Windmill Pool and NTE \$2,785.00+tax at the Community Center Pool. Committee requested that management obtain written details about what warranty the contractor would provide on their work. Codes 84000 & 85000. Motion (Lambert/Bracken) is to postpone this request and provide Board with budget figures on these accounts. Motion carries all in favor.

**XIX. Manager Report:**

**Section N**

- a. Provided at meeting.

**XX. Adjourn to Executive Session**