

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

I. Call to Order

II. Opening announcement:

In an effort to create more efficient meetings for the Board and the CRCA residents, the previous meeting structure has been updated to a more formal setting. The Board will preface certain sections of the agenda by reading aloud the meeting rules and structure.

III. Roll Call

President	John Lambert
1st Vice-President	Peggy Bracken
2nd Vice-President	Connie DeLarge
Secretary	Marilyn Stimpson
Treasurer	Larry Lemieux
Director at Large	Gladys Pope
Director at Large	Roxanne Ziegler

IV. Guests: none scheduled

V. President's Message:

VI. Adopt the Agenda:

VII. Approval of Minutes:

June 21, 2012 Board Meeting

VIII. Audience Input: Participation numbers are found on the table next to the sign-in sheets.

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. Any persons wishing to address the Board must begin by clearly stating into the microphone their name and address or lot number. One speaker at a time, please. Pursuant to the Arizona Open Meeting Law, at the conclusion of the Call to the Public, individual members of the Board, in organized fashion, may respond to criticism made by those who have addressed the Board, may ask management staff to review the matter, or may ask that the matter be placed on a future agenda. This is not an open forum.

IX. Letters to the BOD:

- a. Letter from Countryside KARATE of Arizona

X. Letters from the BOD to request an owner to appear: none

XI. 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:**
 - June 21, 2012 ARC
 - June 25, 2012 Nominating Committee
 - July 2, 2012 Pool
 - July 3, 2012 Landscape
 - July 5, 2012 ARC
 - July 9, 2012 Nominating Committee
 - July 11, 2012 Activities Committee
 - July 11, 2012 Covenants Committee

XII. Pool Committee:

- a. Motion to recommend to the Board to appoint Mr. Elwood “Woody” Smith to the CRCA Pool Committee (Kochel/Eyssautier). Two in favor, one silent. Motion passes.

XIII. Landscape Committee:

- a. No quorum/no meeting

XIV. Covenants Committee:

All homes have diligently been reviewed for the suggested actions with documentation on file.

Requesting the BOD to approve 2 lot cleanups and pre-emergent spray.

- a. MOTION (Vollbrecht/Sieckowski) to recommend to the BOD that Account #17891 (weeds) receive a lot cleanup and pre-emergent application, costs to be assessed to the account. Motion was discussed and passed unanimously.

- b. MOTION (Cicala/Bracken) to recommend to the BOD that Account #20030 (weeds) receive a lot cleanup and pre-emergent application, costs to be assessed to the account. Motion was discussed and passed unanimously.

Requesting the BOD to approve automatic lot clean ups after 14 days.

- c. Account #19631 (weeds) MOTION (Cicala/Sieckowski) to recommend to the BOD that management send a letter to homeowner informing them if the weeds are not removed in 14 days, a lot cleanup will be scheduled and the costs will be assessed to the account. Motion was discussed and passed unanimously.

Requesting the BOD to approve automatic lot clean ups after 14 days plus fine & loss of pool privileges

- d. MOTION (Vollbrecht/Cicala) to recommend to the BOD that Account #20571 (weeds) receive a \$25 dollar fine and loss of pool privileges for 30 days. Also Management is to send a letter informing homeowner if the violation is not corrected in 14 days a lot cleanup will be scheduled and costs will be assessed to the account. Motion was discussed and passed unanimously.

Requesting the BOD to approve automatic fine & loss of pool privileges

- e. Account #18701 (misc. items complaint) MOTION (Vollbrecht/Cicala) to recommend to the BOD that a \$25 dollar fine be assessed to the account and loss of pool privileges for 30 days.
- f. MOTION (Cicala/Vollbrecht) to recommend to the BOD that Account #19178 (trash can) receive a \$25 dollar fine and loss of pool privileges for 30 days. Motion was discussed and passed unanimously.

Requesting the BOD to ratify approved policy

- g. Update Covenants Policy: MOTION (Cicala/Bracken) to recommend to the Board that the updated covenants policy be approved as read. Motion was discussed and passed unanimously.

All above lot cleanups; Budget Code: 86500 (Yard cleanup)

XV. Finance Committee:

The July, 2012 Finance Reports were sent to the BOD & the Finance Committee. Their recommendations will be made in the August meeting.

- a. **Board study session** to review 2013 proposed budget is August 9th at Windmill Park conference room at 6:30 pm.

XVI. Annual Meeting:

- a. Election Committee Standing
- b. Ballot Verification

Sample 1: When the printing of the ballots and envelopes is done. The ballots should be numbered and envelopes should have a space for the number of the ballot

contained in it. That way there would be no need to staple the envelope to the ballot when counting is being done. This will not violate any law and will allow a quasi-secret ballot.

XVII. New Business:

- a. BOD approval needed for RP Streiff termite renewal WP \$165.00 which was negotiated last year. ***Budget Code: 87008 (Pest Control)***

- b. Cctr floor cleaning vs. full deep clean: for your information. Currently we are full deep cleaning twice a year. Recommend floor cleaning quarterly between full deep cleaning. ***Budget Code: 87003 (Cctr Custodial Service)***

XVIII. Old Business:

- a. As requested at the June Board Meeting, any ongoing contracts have been updated for 2012 with no changes except to add indemnification clauses. Three contracts updated: Oasis Pool Service, Pro-Care Janitorial, RP Streiff rodent control.

XIX. Manager Report:

- a. Provided at meeting.

XX. Adjourn to Executive Session