

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 15th, 2012 at 6:45 pm

- I. Call to Order
- II. Roll Call

President	John Lambert
1 st Vice-President	Peggy Bracken
2 nd Vice-President	Marilyn Stimpson
Secretary	Connie DeLarge
Treasurer	Roxanne Ziegler
Director at Large	Gladys Pope
Director at Large	Bob Vollbrecht
- III. Guests: none scheduled
- IV. President's Message:
- V. Adopt the Agenda:
- VI. Approval of Minutes:
 - October 18, 2012 Board Meeting
 - November 2, 2012 Organizational Board Meeting
- VII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

BOD reads: *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 Homeowner Forum, 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.*

VIII. Letters to the BOD:

- a. Request from Sunflower Community Association for use of the CRCA Community Center for certain activities in the months of March & April.
- b. Request from resident suggesting dog waste bag dispensers for Windmill Park

IX. Consent Agenda:

BOD reads: *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:**
 - October 10, 2012 Finance
 - October 18, 2012 ARC
 - November 1, 2012 ARC
 - November 5, 2012 Pool
 - November 6, 2012 Landscape
 - November 7, 2012 Activities
 - November 7, 2012 Covenants

X. Pool Committee:

- a. **Committee Membership Renewal - Motion** (Valade/Kinney) to renew 2013 membership to the Pool Committee for the following: Coy Gaddie, Phil Kinney, Barbara Kochel, Kermit McCutchan, Chuck Valade, and Woody Smith.
- b. **Liquid Pool Additive for Heat Conservation** - Committee recommended by consent to recommend accepting the free gallon trial offer of CoverFree and test its performance.

XI. Landscape Committee:

- a. **Committee Membership Renewal – Motion** (Palfreyman/Lambert) to renew 2013 membership to the Landscape Committee for the following: Annette Gilhuys, Nancy Lambert, and Rob Palfreyman. Unanimously approved.
- b. **Annual Granite Replenishment – Motion** (Palfreyman/Lambert) to recommend to the Board to approve installation of granite at the \$60.00/ton unit price NTE the budgeted \$22,700 and install on Coachline Blvd along parcel 43, 47, 69, and on Twin Peaks along parcel 24.

Budget Code: Reserve Item #1006 Granite Replenishment

XII. Covenants Committee:

- a. **Committee Membership Renewal – Motion** (Cicala/Vollbrecht) to the Board that committee members Bill Cicala, Leslie Hammond, Bob Vollbrecht, and Arline Sieckowski be reinstated as members of the Covenants Committee for 2013, and also recommending that Al Diaz, and Duane & Cindy Snider be accepted as new members of the Covenants Committee.
- b. **Recommending the BOD to approve lot clean ups; costs of cleanups to be charged to owners' accounts.**
 1. ID #20055 weeds
 2. ID #25028 weeds
 3. ID #17891 weeds
 4. ID #17982 weeds
 5. ID #18588 weeds
- c. **Recommending the BOD to approve lot clean ups after 14 days if weeds not removed; costs of cleanups to be charged to owners' accounts.**
 1. ID #18018 weeds & tree trimmings
 2. ID #17710 weeds
 3. ID #17714 weeds
 4. ID #17800 weeds
 5. ID #19194 weeds
 6. ID #21354 weeds
 7. ID #19703 weeds
 8. ID #19804 tree encroachment
 9. ID #24980 tree encroachment
 10. ID #19892 plant encroachment
- d. **Account #18909 (weeds) MOTION** (Cicala/Vollbrecht) to recommend to the BOD if weeds are not removed by 11/14/2012 a lot clean-up is to be scheduled in 14 days, with costs being assessed to the account.

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

XIII. Finance Committee:

*To be determined; November Finance Committee Meeting scheduled for 11/14/2012.
(This Board Meeting agenda created prior to Finance Committee meeting date)*

XIV. Activities Committee:

- a. **Committee Membership Renewal - Motion** (Westphal/DiPalma) to renew 2013 membership to the Activities Committee for the following: Karie Westphal and Linda DiPalma.
- b. **Adopt-a-family** – Committee Recommends Project Checklist
- c. **Holiday light contest** – Committee Recommends Project Checklist

XV. Dismissal of 2012 Nomination and Election Committees

XVI. New Business:

- a. Community Center Rental Policy
- b. Windmill Parking Lot (west) – Asphalt Repave
- c. Windmill Parking Lot (main) – Asphalt Reseal
- d. Office Copier Machine Lease
- e. CCtr Pool Key System & Security Camera Internet Integration
- f. Annual Backflow Certifications

XVII. Old Business:

- a. Richmond Estates Monument Sign
- b. Windmill Park Ramada Refurbishment - Ramada Structure Repaint
Items i. Budget Code: 81015 (Contingency)
- c. Windmill Concrete Garbage Cans: *read action-in-lieu*

XVIII. Manager Report:

XIX. Adjourn to Executive Session