

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
July 18, 2013 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Peggy Bracken

2nd Vice-President

Marilyn Stimpson

Secretary

Connie DeLarge

Treasurer

Karie Westphal

Director at Large

Bob Vollbrecht

III. Guests: none scheduled

IV. President's Message:

V. 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:**

- June 20, 2013 ARC
- July 2, 2013 Landscape
- July 3, 2013 Covenants
- July 3, 2013 ARC

VI. Adopt the Agenda:

VII. Approval of Minutes:

- a. Memorandum Submitted by Minutes Taker
- b. June 20, 2013 Board Meeting

- VIII. Letters to the Board:**
- a. CRCA Pool Use Request
 - b. Variance Request (boat)

IX. Pool Committee: No Recommendations this Month

X. Landscape Committee: No Recommendations this Month

XI. Covenants Committee:

- a. **Miscellaneous Items in Yard ID #19377** – recommend to approve additional 30-day suspension of pool privileges.
- b. **Weeds & Maintenance of Landscape ID #21666** – recommend to approve a lot cleanup with costs to be assessed to the accounts. **Budget Code for lot cleanup: 86500 (Yard cleanup)**
- c. **Weeds IDs #19980, #19991, & #20002** – recommend to approve lot cleanups with costs to be assessed to the accounts. **Budget Code for all above lot cleanups: 86500 (Yard cleanup)**
- d. **Trash Can #17755** – recommend to approve \$25 fine on the account.
- e. **Holiday Decorations #19985** – recommend to approve a \$25 fine on the account.
- f. **Boat storage ID #19658** – recommend to approve a \$25 fine on the account.

XII. Finance Committee:

a. Balance Sheet Report for June 30, 2013:

Operating Cash	\$506,439.44
Total Cash Reserve	\$880,125.03
Restricted Sunflower Mitigation Fund	\$13,680.23
Accounts Receivable	\$176,607.24
Other Assets	\$175,511.96
Pre-Paid Income Tax	\$6,076.00
Pre-Paid Insurance	\$2,832.00
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June 30, 2013 Total Assets	\$1,761,271.90

b. 2013-2014 Annual Budget Recommendation

XIII. Architectural Review Committee:

- a. **RV Variance** – postponed pending input from Committee

XIV. Activities / Events: Reminder, Block Parties every second Monday at Windmill Park.

XV. New Business:

- a. **Field Use Policy**
- b. **Association Reserve Study Renewal** *Budget Code: 81008 (Reserve Study Updates)*

- c. Parcel Sign Refinish *Reserve Item #1403 (Steel Monument Refinish)*
- d. Community Center Parking Lot Lighting *Budget Code: 81015 (Contingency)*
- e. Windmill Park Additional Pavers *Budget Code: 81015 (Contingency)*

XVI. Old Business:

- a. Richmond Estates Monument Sign
- b. Windmill Office Monument *Reserve Item #250-W (Monument Refurbish)*
- c. Parcel 26 Slope Erosion & Rip Rap *Budget Code: 87000 (Facility General Repair)*
- d. Dog Waste Signs *Budget Code: 81015 (Contingency)*

XVII. Actions in Lieu of Meeting

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal by Plumb Plumbing for the replacement of the two urinal flush valves located in the Windmill Park pool area men's restroom, at a cost NTE \$1,431.67, including tax.
- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the Nominating Committee meeting of July 8, 2013 to be a closed meeting for the purpose of the Committee to develop their set of candidate interview questions.

XVIII. Manager Report: *provided at meeting*

XIX. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

Board reads: At this time any member of the audience is allowed to address the Board of Directors on any issue that was 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.

XX. Adjourn to Executive Session