

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
August 15, 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:

- July 8, 2013 Nominating
- July 10, 2013 Finance
- July 11, 2013 Nominating
- July 16, 2013 Nominating
- July 18, 2013 ARC
- August 5, 2013 Pool
- August 6, 2013 Landscape
- August 7, 2013 Covenants

VI. Adopt the Agenda:

VII. Approval of Minutes:

- a. **June 20, 2013 Board Meeting**
- b. **July 18, 2013 Board Meeting**

VIII. Nominating Committee:

- a. Committee's selected slate of candidates is as follows:

Peggy Bracken
Larry Lemieux

Bill Dawes
Marilyn Stimpson

Jon Gibson
Nick Westphal

IX. Pool Committee:

- a. **Deck Cleaning** - recommend to approve proposals from Oasis Pool Service for a deep cleaning on both the Windmill Park Pool Deck and the Community Center Pool Deck, NTE \$600 for both pools.

X. Landscape Committee:

- a. **Coachline Irrigation System** – recommend to accept the proposal from Titan Landscape for the replacement of the irrigation system on Coachline Blvd south of Twin Peaks at a cost NTE \$79,810.04 as a reserve study item to be scheduled for November 2013.
- b. **Parcel 15-c Tot Lot Irrigation** – recommend to accept proposal from Titan Landscape for the replacement of the irrigation system at the parcel 15-c tot lot at a cost NTE \$6,812.53.
- c. **Dead Tree Removal** – recommend to accept the proposal from Brijer Resources for removal and stump grind of three dead ironwood trees on Coachline Blvd at a cost NTE \$250.
- d. **Tree Replacements** – recommend to accept the proposal from Titan Landscape for installation five 24-inch box Texas Mountain Laurel Trees and one 36-inch box Swan Hill Olive to replace dead trees; cost NTE \$2,000.
- e. **Shrub Fertilization** – recommend to approve Titan Landscape to apply the second annual shrub fertilization at a cost NTE \$3,500 as budgeted.

XI. Covenants Committee:

- a. **Miscellaneous Items in Yard ID #19377** – recommend that in lieu of the current \$25 monthly fine being placed on account (as approved by Board in April 2013), a \$25 weekly fine be placed on the account until the property is brought into compliance and pool privileges be suspended for an additional 30 days.
- b. **Weeds ID #24743** – recommend to approve a \$25 fine and 30-day suspension of pool privileges for weeds violations.

- c. **Trash Can #18698, #24225, #25802** – recommend to approve a \$25 fine and 30-day suspension of pool privileges for trash can violations.
- d. **Newsletter Advertisement** – recommend that the current “no on-street parking” ad in the Windmill Newsletter be a quarter page minimum and placed outside of the advertising area. Motion was discussed and passed unanimously.

XII. Finance Committee:

- a. **Balance Sheet Report for July 31, 2013:**
Figures not available as of date agenda created; to be provided at Board Meeting.
- b. **2013-2014 Annual Budget Recommendation**

XIII. Architectural Review Committee:

- a. **RV Variance** – report to the Board that the Architectural Review Committee cannot accept the screening on property ID #50-011 as presented at this time, according to the current design guidelines; ***Owner no longer pursuing variance request.***

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

XV. New Business:

- a. **Website Repair** *Budget Code 80004 (Website Support)*
- b. **Parcel 28 Park Furniture Replacement (benches on Twin Peaks)**
Reserve Item #404-SA (Park Furniture Replacement)

XVI. Old Business:

- a. **Richmond Estates Monument Sign** *Reserve Item #1403-B (Monument Refinish)*
- b. **Windmill Office Monument** *Reserve Item #250-W (Monument Refurbish)*
- c. **Parcel Sign Refinish** *Reserve Item #1403-A (Monument Refinish)*

XVII. Actions in Lieu of Meeting

- a. 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.
- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the Nominating Committee meeting of July 16, 2013 (following the regular open meeting at 6:30 P.M.) to be a closed meeting for the purpose of the Committee deciding on their recommended slate of candidates.
- c. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors acknowledges the Nomination Committee delivered the Slate of Candidates to the Board on July 24, 2013.

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