

Continental Ranch Community Association
Board of Directors Meeting Agenda
At the Community Center
November 19, 2013 at 6:45 pm

I. Call to Order

II. Roll Call

President	John Lambert
1st Vice-President	Nick Westphal
2nd Vice-President	Bill Dawes
Secretary	Peggy Bracken
Treasurer	Connie DeLarge
Director at Large	Marilyn Stimpson
Director at Large	Bob Vollbrecht

III. Guests: None Scheduled

IV. President's Message

V. 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:

- October 9, 2013 Finance
- October 14, 2013 Ad Hoc
- October 17, 2013 ARC
- November 4, 2013 Pool
- November 5, 2013 Landscape
- November 6, 2013 Covenants
- November 7, 2013 ARC

VI. Adopt the Agenda:

VII. Approval of Minutes:

- a. **October 17, 2013 Board Meeting**
- b. **October 25, 2013 Board Organizational Meeting**

VIII. Covenants Committee:

- a. **Committee Membership Renewal** – recommend to renew 2014 membership to the Covenants Committee for the following: Bill Cicala, Al Diaz, Arline Sieckowski, Cindy Snider, Duane Snider, Bob Vollbrecht, and Nick Westphal.
- b. **Street Parking Complaint ID #19870 (postponed from October)** – recommend to approve a \$25 fine on the account.
- c. **Landscape debris, landscape parking, & trailer ID #20274** – recommend that another \$25 fine and pool key suspension be imposed on account #20274 for landscape debris & trailer violations.
- d. **Trash can ID #24743** – recommend to approve another \$25 fine and 30-day pool key suspension on account #24743 for trash can violations.
- e. **Wrecked vehicle ID #21153** – recommend to approve weekly \$25 fine and pool key suspension until the vehicle has been removed.
- f. **ARC approval needed ID #25802** – recommend to approve a \$25 fine and 30-day suspension of pool privileges if ARC application is not received by date of Board meeting.
- g. **Trailer ID #24926 and #21286** – recommend to approve a \$25 fine and 30-day pool key suspension for trailer violations on each of these accounts.
- h. **Maintenance of Landscaping ID #18727 and #21819** – recommend to approve \$25 fine and 30-day pool key suspension on these accounts in violation.
- i. **Lot Cleanups; Weeds #19246 and Maintenance of Landscape #18934** – recommend to approve lot cleanups with pre-emergent application on these two accounts with the costs assessed to the accounts.

IX. Landscape Committee:

- a. **Committee Membership Renewal** – recommend to renew 2014 membership to the Landscape Committee for the following: Bill Cicala, Annette Gilhuys, John Lambert, Nancy Lambert and Rob Palfreyman.
- b. **Backflow Valve Insulation Cover Replacements** – recommend to approve the proposal from Titan Landscape for replacement of 33 backflow valve covers and 36 matching locks at a cost NTE \$5,826.
Reserve Study Item #1032 (Back Flow Covers Replace)
- c. **Granite Replenishment** - recommend to install \$20,850 at the contracted rate of \$60 per ton following the reserve study, beginning on Twin Peaks Road to complete remaining portions and then replenishing at monument entries starting at River's Edge and working as far as materials will allow. Unanimously approved.
Reserve Study Item #1040 (Granite Replenishment)
- d. **Tree Removal** – removal of three smaller Palo Verde Trees that are competing with larger Mesquite Trees near the Mountain Shadows monument entryway; by Brijer Resources at a cost of \$200.00 total. *Budget Code 83002 (Additional Cleanup)*

X. Finance Committee:

a. Balance Sheet Report for October 31, 2013:

Figures not available as of date agenda created; to be provided at Board Meeting.

- b. Committee Membership Renewal** – recommend to renew 2014 membership to the Finance Committee for the following: Lucas Baer, Doug Goodall, Dale Henson, Larry Lemieux, and Nick Westphal.

XI. Pool Committee:

- a. Committee Membership Renewal** – recommend to renew 2014 membership to the Pool Committee for the following: Coy Gaddie, Tim Hancock, Phil Kinney, Barbara Kochel, Kermit McCutchan, and Chuck Valade.

- b. Lap Lane Lines Replacement** - recommend to approve proposal from Oasis Pool to replace lane lines at both the Windmill Park pool and the Community Center pool as per the reserve study. *Reserve Study Item #1212 (Lane Lines Replace)*

XII. Architectural Review Committee:

- a. Committee Membership Renewal** – recommend to renew 2014 membership to the Architectural Review Committee for the following: Linda Burau, Al Diaz, Nancy Lambert, Dave Lawrence, Cindy Snider, Duane Snider, and Karie Westphal.

XIII. Activities / Events:

- a. Block Parties** - every second Monday at Windmill Park; next is December 9th
b. Adopt-a-family
c. Photos with Santa Food Drive – December 7th
d. Holiday Caroling – December 21st
e. Holiday Light Contest

XIV. New Business:

- a. Annual Backflow Testing** *Budget Code 83007 (Backflow Testing)*

XV. Old Business:

- a. Parcel 69 Basin Repair** – Postponed *Budget Code 81015 (Contingency)*
b. Windmill Park Ramada – Postponed *Budget Code 81015 (Contingency)*

XVI. Actions in Lieu of Meeting: None

XVII. Manager Report: *provided at meeting*

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

XIX. Adjourn to Executive Session