

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

January 21, 2014 at 6:45 pm

### I. Call to Order

### II. Roll Call

President

John Lambert

1<sup>st</sup> Vice-President

Nick Westphal

2<sup>nd</sup> 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. Adopt the Agenda:

### VI. 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:

- |                              |                             |
|------------------------------|-----------------------------|
| ▪ November 13, 2013 Finance  | ▪ December 19, 2013 ARC     |
| ▪ November 21, 2013 ARC      | ▪ January 2, 2014 Covenants |
| ▪ December 3, 2013 Landscape | ▪ January 2, 2014 ARC       |
| ▪ December 4, 2013 Covenants | ▪ January 6, 2014 Pool      |
| ▪ December 5, 2013 ARC       | ▪ January 7, 2014 Landscape |
| ▪ December 9, 2013 Finance   | ▪ January 13, 2013 Finance  |

### VII. Approval of Minutes:

#### a. November 19, 2013 Board Meeting

## **VIII. Covenants Committee:**

### Committee Recommendations from December 4, 2013

- a. Recommendation of \$25 fine and 30-day pool suspension for:**
  - i. ID #25802 – ARC Approval Required for Patio Addition
  - ii. ID #24743 – Trash Can
  - iii. ID #20297 – Boat
- b. Recommendation for lot cleanup with Pre-emergent spray – ID #18870**

### Committee Recommendations from January 2, 2014

- a. Recommendation of a \$25 fine and 30-day pool suspension:**
  - i. ID #21153 - Wrecked Vehicle Storage
- b. Recommendation of \$25 monthly fine and 30-day pool suspension for:**
  - i. ID #25802 – ARC Approval Required for Patio Addition
  - ii. ID #20274 – Landscape Debris Complaint
  - iii. ID #21819 – Maintenance of Landscape
- c. Recommendation of a \$25 weekly fine and 30-day pool suspension for:**
  - i. ID #24743 – Trash can
- d. Recommendation to allow for variance: ID #18257 – Chain-link fencing**

## **IX. Landscape Committee:**

- a. Additional Plantings** – recommend to approve purchase and installation of two 15-gallon red bird-of-paradise plants on Coachline Blvd by Titan Landscape, NTE \$230.  
*Budget Code 83005 (Plant Replacements/New Projects)*
- b. Removal of Damaged Trees** – recommend to approve proposal from Brijer Resources for removal of damaged mesquite tree on Coachline Blvd and damaged Palo Verde at Windmill Park.  
*Budget Code 83002 (Additional Cleanup)*
- c. Long Creek Drive Common Area Enhancement (Parcel 40s)** – recommend to approve the proposal from Titan Landscape for installation of irrigation system and ten 24"-box Swan Hill Olive trees and remove the existing Palo Verde tree NTE \$4,704; and to approve installation of an irrigation water meter NTE \$6,218.  
*Budget Code 83005 (Plant Replacements/New Projects)*
- d. Parcel 28 Tot Lot Enhancement** – recommend to approve proposal from Titan Landscape for installation of two 24"-box Mediterranean Fan Palm trees, two 24"-box Swan Hill Olive trees with irrigation and concrete curb edging around existing turf NTE \$2,868.  
*Budget Code 83005 (Plant Replacements/New Projects)*
- e. Windmill Basin Slope Erosion Control & Granite** – recommend to approve proposal by Titan Landscape for installation of metal edging along slope on the south side of the sports field and 30 ton of granite NTE \$2,500.  
*Budget Code 83005 (Plant Replacements/New Projects)*

**X. Finance Committee:**

**a. Balance Sheet Report for December 31, 2013:**

Operating Cash	502,033.59
Total Cash Reserve	894,348.16
Restricted Sunflower Mitigation Fund	13,680.23
Accounts Receivable	152,553.57
Other Assets	175,511.96
Pre-Paid Income Tax	6,076.00
Pre-Paid Insurance	2,832.00
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December 31, 2013 Total Asset	\$1,747,035.51

- b. Certificate of Deposit** – recommend to approve CRCA Management to shop rates and transfer funds from mature CD to a new 12-month CD with the highest rate available.

**XI. Pool Committee:**

- a. Community Center Pool Filter Sand** – recommend to the Board to approve the proposal from Oasis Pools to replace the filter sand at the Community Center Pool NTE \$2,811.69; as recommended in the reserve study.

*Reserve Study Item #1224 (Replace Filter Sand)*

- b. Lap Lane Lines Replacement** - recommend to approve proposal from Oasis Pool to replace lane lines at both the Windmill Park pool NTE \$1,172 and the Community Center pool NTE \$1,282 following the reserve study.

*Reserve Study Item #1212 (Lane Lines Replace)*

- c. Pool Furniture Replacement** – recommend to approve proposal from Stimco Precast for replacement of five tables in the pool area with concrete tables NTE \$2,875 following the reserve study.

*Reserve Study Item #1206 (Furniture Replacement)*

- d. Windmill Park Pool Deck Reseal** – recommend to accept the proposal from Saguaro Pool to reseal the Windmill Pool deck NTE \$8,586, following the reserve study.

*Reserve Study Item #1201 (Pool Deck Seal/Repair)*

**XII. Architectural Review Committee:** No Recommendations

**XIII. Activities / Events:**

- a. Block Parties** - every second Monday at Windmill Park; next is February 10<sup>th</sup>  
**b. Easter Egg Hunt** – April 19<sup>th</sup>

**XIV. New Business:**

- a. Landscape Maintenance Contract Renewal      *Budget Code 83001 (Landscape Maint.)*
- b. HVAC Maintenance Contract Renewal      *Budget Code 87007 (HVAC Maint.)*
- c. Parcel-39 Tot Lot Asphalt Seal Coat      *Reserve Study Item #202 (Asphalt – Seal/Repair)*
- d. Windmill Park Flagpole      *Budget Code 81015 (Contingency)*
- e. Sunflower Association Pool Keys
- f. Community Center Policy

**XV. Old Business:**

- a. Parcel 69 Basin Repair      *Budget Code 81015 (Contingency)*

**XVI. Actions in Lieu of Meeting:**

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal by Juan Barba & Associates for evaluation of all trees maintained by CRCA for the purposes of the annual tree pruning service at a cost NTE \$2,260.00.

**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**