

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
February 18, 2014 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Nick Westphal, 1st Vice-President; Mr. Bill Dawes, 2nd Vice-President; Ms. Peggy Bracken, Secretary; Ms. Connie DeLarge, Treasurer; Ms. Marilyn Stimpson, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager; Mr. Ryan Egea, Management Covenants Liaison; and approximately 9 residents in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:45 p.m.

III. Guests:

No guests were scheduled.

IV. President's Message:

Mr. Lambert noted his upcoming messages in the Windmill Newsletter, concerning off-leash dogs at Windmill Park and Cortaro Marana Irrigation District (CMID) tax.

V. Adopt the Agenda:

MOTION (Bracken/Vollbrecht) to adopt the February 18, 2014 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

Agenda Items: approval of Covenants Committee recommendations X-a. (all) and X-b. (all) for ID #'s 25802, 24743, 20297, 19901, 21819, 18018, 26470, 25689, 21136; approval of Pool Committee recommendations XIII-a. pool furniture replacement, b. pool rule enforcement signs, c. Pool monitor staffing. MOTION (DeLarge/Stimpson) to approve consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Westphal/DeLarge) to adopt the January 21, 2014 Board Meeting Minutes as presented. Unanimously approved.

VIII. Requests to the Board:

a. Use of Windmill Field for Fitness Class – Request rescinded

b. Community Center Rental – Request for extended use until 1am; Board postponed to gather additional information.

IX. Architectural Review Committee:

- a. Management Approval of Select Items** – MOTION (DeLarge/Bracken) to authorize Management approval of ARC applications for all security doors, solar walkway lights, and low-voltage walkway lights. Unanimously approved. Noted that management should use discretion on security door colors.

X. Covenants Committee:

All Committee Recommendations approved under Consent Agenda

XI. Landscape Committee:

No recommendations this month

XII. Finance Committee:

a. Balance Sheet Report for January 31, 2014:

Figures read by Mr. Lambert; Operating Cash \$461,858.50; Total Cash Reserve \$885,712.31; Accounts Receivable \$121,802.44; Other Assets \$177,074.42; Pre-Paid Income Tax \$6,076.00; Pre-Paid Insurance \$2,832.00; January 31, 2014 Total Assets \$1,655,305.67.

XIII. Pool Committee:

All items approved under Consent Agenda

XIV. Activities / Events:

- a. Block Parties** – Noted that these events continue to be well attended; scheduled every second Monday at Windmill Park; to be held next on March 10, 2014.

- b. Easter Egg Hunt** – Noted that the event will be held Saturday April 19th and volunteers are needed.

XV. New Business:

- a. Association Policy Renewal** – MOTION (DeLarge/Stimpson) to approve the Association's insurance policy through American Family at a combined amount for all premiums of \$8,421. Unanimously approved. (*Budget Code 93000*)

- b. Newsletter Policy** – The Board reviewed two requests from non-profit groups to include articles in the Windmill newsletter at no charge; one by the Marana Lions Club and one by the Final Exit Network. MOTION (DeLarge/Vollbrecht) to approve the requests. Two in favor; four opposed. Motion fails. MOTION (Lambert/DeLarge) to postpone until next meeting. Unanimously approved.

- c. Recreational Vehicle Regulation** – Definition of a recreational vehicle according to the CRCA CC&Rs was reviewed and a resolution further clarifying the definition was presented. MOTION (Bracken/DeLarge) to not accept resolution. Three in favor; three opposed; one abstained. MOTION to postpone for further review. Unanimously.

XVI. Old Business:

- a. Windmill Park Flagpole** – *item postponed*

XVII. Manager Report:

Mr. Seng introduced Ryan Egea as the new covenants liaison joining the management staff; Mr. Seng reported on project status for miscellaneous landscape projects including the near completion of the Coachline irrigation project; near completion of the parcel 69 basin cleanout; completion of the CRCA annual financial audit.

XVIII. Homeowner Forum:

Resident Doug Childress thanked the Board for their service and audience members for attending the meeting.

XIX. Adjournment:

MOTION (DeLarge/Stimpson) to adjourn at 7:42 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for March 18, 2014 at 6:45 P.M. as Community Center.

CONNIE DeLARGE, Secretary

Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors