# Continental Ranch Community Association
## Board of Directors Meeting Agenda
At the Community Center
March 18, 2014 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. 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:

- January 16, 2014 ARC
- February 3, 2014 Pool
- February 4, 2014 Landscape
- February 5, 2014 Covenants
- February 6, 2014 ARC
- February 10, 2014 Finance
- February 20, 2014 ARC

## VII. Approval of Minutes:
a. February 18, 2014 Board Meeting

## VIII. Requests to the Board: *Postponed; see Old Business, item a.*

## IX. Activities / Events:
   a. **Block Parties –** every second Monday at Windmill Park; next is April 14th
   b. **Easter Egg Hunt –** Saturday, April 19th
   c. **Farmers Market**

## X. Landscape Committee:   No recommendations this month

## XI. Architectural Review Committee:
   a. **Committee Meeting Schedule -** requests change to committee meeting times.

## XII. Pool Committee:
   a. **Community Center Pool Deck Resurface –** recommend to accept the proposal from Omni Pool Builders to resurface the deck at the Community Center at a cost NTE $37,874.61 plus $3.75/linear foot for crack repair following the reserve study.

   *Reserve Study Item #1200  (Pool Deck Resurface)*

   b. **Kiddie Pool Replaster** – recommend to accept the proposal from Omni Pool Builders to replaster the Kiddie Pool at a cost NTE $8,892.85 following the reserve study.

   *Reserve Study Item #1303  (Tot Pool Replaster)*

## XIII. Covenants Committee:
   a. **ID #25802**
      i. **Trash Can & Trash Violation - Recommend weekly $50 fine and 30-day pool suspension.**
      ii. **Lack of approval for Patio Addition – Recommend weekly $25 fine and 30-day pool suspension until the owner submits an ARC application.**

   b. **Recommend $25 fine and 30-day pool suspension if not in compliance by day of Board meeting, and lot cleanup authorized if not in compliance by April 3, 2014:**

| | |
|---|---|
| i. ID #19509 (weeds) | vii. ID #26159 (weeds) |
| ii. ID #19534 (weeds) | viii. ID #20659 (weeds) |
| iii. ID #19538 (weeds & maintenance of landscape) | ix. ID #22989 (tree encroachment) |
| iv. ID #20033 (weeds) | x. ID #17913 (weeds) |
| v. ID #20059 (weeds) | xi. ID #18588 (weeds) |
| vi. ID #20627 (weeds) | xii. ID #18890 (weeds) |

   c. **Recommend monthly $25 fine and 30-day pool suspension:**
      i. ID #19219 – trash cans
      ii. ID #25117 – trailer

**XIV.** **Finance Committee:**
  a. **Balance Sheet Report for February 28, 2014:**

| | |
|---|---|
| Operating Cash | 362,054.47 |
| Total Cash Reserve | 886,117.43 |
| Accounts Receivable | 91,581.89 |
| Other Assets | 169,017.96 |
| Pre-Paid Income Tax | 6,076.00 |
| Pre-Paid Insurance | 2,832.00 |
| February 28, 2014 Total Asset | $1,517,629.75 |

**XV.** **New Business:**
  a. **Windmill Park Playground Structure Replacement –** Ad Hoc Committee recommends structure by HOA Playground Solutions at a cost NTE $39,985.
  *Reserve Study Item #410 (Play Equipment Replace)*

**XVI.** **Old Business:**
  a. **Newsletter Policy**
  b. **Recreational Vehicle Regulation**
  c. **Windmill Park Flagpole**

**XVII.** **Action in Lieu:**
  a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal by Brijer Resources for the annual upper tree pruning service at a cost NTE $10,160.00.

**XVIII.** **Manager Report:** *provided at meeting*

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

**XX.** **Adjourn to Executive Session**