

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
March 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. Stephen Hinchliffe, Management Project Coordinator; and approximately 4 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: None

V. Adopt the Agenda:

MOTION (DeLarge/Vollbrecht) to adopt the March 18, 2014 Board Meeting Agenda with addition of New Business item XV.-b. Pool Behavior issues. Unanimously approved.

VI. Consent Agenda:

MOTION (Stimpson/DeLarge) to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Stimpson/Vollbrecht) to adopt the February 18, 2014 Board Meeting Minutes as presented. Unanimously approved.

VIII. Requests to the Board: *under Old Business, item a.*

IX. 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 April 14th, 2014.
- b. **Easter Egg Hunt** – Noted that the event will be held Saturday April 19th and volunteers are needed.
- c. **Farmers Market** – Approved by consent of the Board to approve Farmers Market to be held in the Windmill west parking lot, beginning in April, every Thursday from 9am – 1pm.

- X. Landscape Committee:**
No recommendations this month
- XI. Architectural Review Committee:**
- a. **Meeting time change** – MOTION (Bracken/DeLarge) to approve the change in committee meeting times to 2pm on the first Thursday each month and 7pm on the third Thursday each month. Unanimously approved.
- XII. Pool Committee:**
- a. **Community Center Pool Deck Resurface** – MOTION (Dawes/Stimpson) to approve 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. Discussion; projects costs exceeding the estimated amount listed in the reserve study to be paid from the contingency budget and crack repairs to be paid from the pool repair budget. Unanimously approved. *Reserve Study Item #1200; Contingency budget code 81015; Pool Repair code 84000.*
 - b. **Kiddie Pool Replaster** – MOTION (Stimpson/DeLarge) to approve the proposal from Omni Pool Builders to replaster the Kiddie Pool at a cost NTE \$6,892.85 following the reserve study. Discussion; projects costs exceeding the estimated amount listed in the reserve study to be paid from the contingency budget. Unanimously approved. *Reserve Study Item #1303; Contingency budget code 81015.*
- XIII. Covenants Committee:**
- a. **ID #25802 (trash, trash can, & lack of approval for patio addition)** – MOTION (Stimpson/Vollbrecht) approve weekly \$50 and \$25 fines with two 30-day pool suspensions for violations belonging to account #25802, as recommended by the Covenants Committee recommendations. Unanimously approved.
 - b. **IDs #19534 (weeds), #20033 (weeds), #20659 (weeds), #22989(tree encroachment), #18588 (weeds)** – MOTION (DeLarge/Vollbrecht) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-weeks as recommended by the Covenants Committee. Unanimously approved
 - c. **ID #19219 (trash cans)** – MOTION (Westphal/DeLarge) to approve monthly \$25 fine and 30-day pool suspension as recommended by the Covenants Committee recommendations. Unanimously approved.
- XIV. Finance Committee:**
- a. **Balance Sheet Report for February, 2014:**
Figures read by Ms. DeLarge; 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 Assets \$1,517,629.75.
- XV. New Business:**
- a. **Windmill Park Playground Structure Replacement** – MOTION (Dawes/DeLarge) to approve the proposal from HOA Playground Solutions to remove and replace the playground structure at Windmill Park NTE \$39,985 following the reserve study, as recommended by the Playground Ad Hoc Committee. Discussion; projects costs exceeding the estimated amount listed in the reserve study to be paid from the contingency budget. Unanimously approved. *Reserve Study Item #410; Contingency code 81015.*

- b. **Pool Behavior Issues** – MOTION (Lambert/Vollbrecht) that anyone using foul or inappropriate language or tone and intensity of language use or threaten use of verbal or physical abuse shall have their common area privileges as to include their pool key revoked for a period of 30 days and may be fined up to \$100 for such actions. Unanimously approved.

XVI. Old Business:

- a. **Newsletter Policy** – MOTION (DeLarge/Bracken) to leave newsletter policy “as-is”. Two in favor (DeLarge, Bracken); five opposed. Motion fails. MOTION (Westphal/Bracken) to allow half-page articles at no cost to be included in the newsletter for the Seniors Group, the Lyons Club, and the Final Exit Network. Two in favor (DeLarge, Bracken); five opposed. Motion fails. Topic postponed.

- b. **Recreational Vehicle Regulation** – Topic dismissed following legal opinion on the matter.

- c. **Windmill Park Flagpole** – *Topic postponed*

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:

Mr. Seng reported on increased number of pool rule violations, interviews for hiring pool monitors scheduled, community-wide yard sale April 5th, management in preparation for Egg Hunt, temporary fencing will be erected for the Egg Hunt on April 18th and will remain up for 10-days following the event for rodent extermination treatment of fields, upper tree pruning complete, dead plant inventory nearly complete, potentially hazardous large dead palo verde tree noted on Coachline Blvd; MOTION (Lambert/DeLarge) to approve estimate from Brijer Resources for removal of dead tree NTE \$250, parcel 69 basin cleanout nearly complete.

XIX. Homeowner Forum:

Resident Doug Childress once again thanked the Board for their service to the community.

XX. Adjournment:

MOTION (Bracken/Vollbrecht) to adjourn at 7:36 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for April 15, 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