

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
April 15, 2014 at 6:45 pm

I. Call to Order

II. Roll Call

President	John Lambert
1 st Vice-President	Nick Westphal
2 nd 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:

- March 3, 2014 Pool
- March 5, 2014 Covenants
- March 6, 2014 ARC
- March 10, 2014 Finance
- March 20, 2014 ARC
- March 26, 2014 Landscape

VII. Approval of Minutes:

- a. **March 18, 2014 Board Meeting**
- b. **March 26, 2014 Emergency Board Meeting**

VIII. Requests to the Board:

- a. **Request to allow fruit tree in front yard**

IX. Activities / Events:

- a. **Block Parties** – every second Monday at Windmill Park; next is May 12th
- b. **Farmers Market** – every Thursday at Windmill Park
- c. **Easter Egg Hunt** – Saturday, April 19th

X. Architectural Review Committee: No recommendations this month

XI. Landscape Committee:

- a. **Irrigation Repair** – recommend to replace section of irrigation on Coachline Blvd near west-end of Windmill Park, NTE \$2,505. *Budget code #83003 (Irrigation repair)*
- b. **Long Creek Drive Common Area Enhancement** – recommend to approve proposal for purchase and installation of backflow valve on common area at Long Creek Drive & Sonesta Drive, NTE \$1,061. *Budget code #83005 (New Projects)*
- c. **Seasonal Plant Replacement** – recommend to authorize allowance of up to \$2,000 to replace non-warranty plants throughout the community (5-gallon size).
Budget code #83005-2 (Seasonal Plant Replacement)

XII. Pool Committee:

- a. **Community Center Pool Swim Lessons** – recommend to accept the proposal from Saguaro Aquatics (Swim School) for 2014 summer classes.

XIII. Finance Committee:

- a. **Balance Sheet Report for March 31, 2014:**
Figures not available as of date agenda created; to be provided at Board Meeting.

XIV. 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 \$50 fine and 30-day pool suspension until the owner submits an ARC application.
- b. **ID #21819 (maintenance of landscape)** – recommend a \$25 fine and 30 day pool suspension be placed on this account and a lot clean-up authorized if not in compliance by May 1, 2014.

- c. **ID #18152 (holiday lights)** – recommend a \$25 monthly fine and 30-day pool suspension until the property is brought into compliance.
- d. **ID #22554 (semi-truck parking)** – recommend a \$25 monthly fine and 30-day pool suspension until the property is brought into compliance.
- e. **Recommend \$25 monthly fine and 30-day pool suspension until properties are brought into compliance:**
 - i. ID #18068 (trash cans)
 - ii. ID #18140 (trash cans)
 - iii. ID #18192 (trash cans)
 - iv. ID #24847 (trash cans)
 - v. ID #19779 (trash cans)
 - vi. ID #19837 (trash cans)
 - vii. ID #19865 (trash cans)
- f. **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 May 1, 2014:**
 - i. ID #19546 (weeds)
 - ii. ID #20991 (weeds)
 - iii. ID #17769 (weeds)
 - iv. ID #26473 (weeds)
 - v. ID #21066 (weeds)
 - vi. ID #19393 (weeds)
 - vii. ID #20240 (weeds)

XV. New Business:

- a. **Windmill Park Office and Fence Repainting** *Reserve Study codes #1115, #1116, #520*
- b. **Community Center Fence Repainting** *Reserve Study code #520*
- c. **Monument Light Pole Repainting** *Reserve Study code #1440*
- d. **Windmill Park Kiddie Pool**
- e. **Budget Considerations**

XVI. Old Business:

- a. **Newsletter Policy**
- b. **Windmill Park Flagpole**

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