

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
April 15, 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 5 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 (Bracken/Dawes) to adopt the April 15, 2014 Board Meeting Agenda . Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: March 3, 2014 Pool; March 5, 2014 Covenants; March 6, 2014 ARC; March 10, 2014 Finance; March 20, 2014 ARC; March 26, 2014 Landscape. MOTION (Dawes/DeLarge) to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

- a. MOTION (DeLarge/Vollbrecht) to adopt the March 18, 2014 Board Meeting Minutes as presented. Unanimously approved.
- b. MOTION (Stimpson/Westphal) to adopt the March 26, 2014 Emergency Board Meeting Minutes as presented. Unanimously approved.

VIII. Requests to the Board:

- a. **Request to allow fruit tree in front yard** – MOTION (Westphal/Lambert) to deny request. Four votes in favor, three votes opposed (Dawes/Bracken/DeLarge). Motion carries.

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 May 12th, 2014.
- b. **Farmers Market** – Noted that the Farmers Market has been well attended; held every Thursday from 9am – 1pm.
- c. **Easter Egg Hunt** – Noted that the event will be held Saturday April 19th.

X. Architectural Review Committee:

None

XI. Landscape Committee:

- a. **Irrigation Repair** – MOTION (Stimpson/Dawes) to approve proposal by Titan Landscape to replace section of irrigation on Coachline Blvd near west-end of Windmill Park NTE \$2,505, as recommended by the Landscape Committee. Unanimously approved.
- b. **Long Creek Drive Common Area Enhancement** – MOTION (Stimpson/Westphal) to approve proposal by Titan Landscape for purchase and installation of backflow valve on common area at Long Creek Drive & Sonesta Drive NTE \$1,061, as recommended by the Landscape Committee. Unanimously approved.
- c. **Seasonal Plant Replacement** – MOTION (DeLarge/Dawes) authorize an allowance of up to \$2,000 to replace non-warranty plants throughout the community by Titan Landscape, as recommended by the Landscape Committee. Unanimously approved.

XII. Pool Committee:

- a. **Community Center Pool Swim Lessons** – MOTION (Lambert/Dawes) to accept the proposal from Saguaro Aquatics, except for the use of a-frame signs. Unanimously approved.

XIII. Finance Committee:

a. Balance Sheet Report for March, 2014:

Figures read by Mr. Lambert; Operating Cash \$278,373.57; Total Cash Reserve \$856,078.85; Accounts Receivable \$92,777.42; Other Assets \$169,017.96; Pre-Paid Income Tax \$6,026.00; Pre-Paid Insurance \$2,832.00; February 28, 2014 Total Assets \$1,405,105.80.

XIV. Covenants Committee:

- a. **ID #25802 (trash, trash can, & lack of approval for patio addition)** – MOTION (Stimpson/Vollbrecht) to approve weekly \$50 fines and 30-day pool suspensions for each of the two violations belonging to account #25802, as recommended by the Covenants Committee recommendations. Unanimously approved.
- b. **ID #21819 (maintenance of landscape)** – MOTION (DeLarge/Dawes) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-weeks for account #21819, as recommended by the Covenants Committee. Unanimously approved.
- c. **ID #22554 (semi-truck parking)** - MOTION (Stimpson/Vollbrecht) to approve 30-day pool suspension and monthly \$25 fine until property is brought into compliance, as recommended by the Covenants Committee. Two votes in favor (Lambert/Westphal), five members abstained from voting. Motion dies for lack majority of quorum voting affirmatively.

- d. **Trash Can Violations (multiple properties)** – MOTION (Stimpson/Dawes) to approve 30-day pool suspension and monthly \$25 fine for account IDs #18068, #18192, #19779, #19837, #19865 until they are brought into compliance, as recommended by the Covenants Committee. Unanimously approved.
- e. **Weeds (multiple properties)** – MOTION (Stimpson/Dawes) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-weeks for account IDs #19546, #20991, #26473, #20240 as recommended by the Covenants Committee. Unanimously approved.

XV. New Business:

- a. & b. **Windmill Park Office and Fence Repainting & Community Center Fence Repainting** – MOTION (Lambert/Vollbrecht) to approve proposals from Approved Painting for repainting of the Windmill Park Office and fencing at both facilities NTE \$11,466, as recommended by the reserve study. Unanimously approved. *Reserve Study codes #1115, #1116, #520*
- c. **Monument Light Pole Repainting** – MOTION (DeLarge/Bracken) to approve proposal by Approved Painting for repainting of the monument lighting cages and solar panel poles NTE \$1,476.99, following the reserve study. *Reserve Study code #1440*
- d. **Windmill Park Kiddie Pool** – MOTION (Lambert/Dawes) to approve contract with Omni Pool Builders to build a kiddie pool at Windmill Park at the cost of \$55,544.07. Unanimously approved.
- e. **Budget Considerations** – MOTION (Lambert/Bracken) send out a ballot to owners for their feedback about keeping Windmill Pool open year-round. Unanimously approved.

XVI. Old Business:

- a. **Newsletter Policy** – *Topic postponed*
- b. **Windmill Park Flagpole** – *Topic postponed*

XVII. Manager Report:

Mr. Seng reported that the HOA's rodent control vendor had been bought out by Terminix with no apparent changes to the contract; fence will remain in place for 10-days following the egg hunt for increased rodent control services by Terminix; Windmill Park replacement play structure on order and expected to be installed at the end of May or early June; pool furniture replacement in process (Board instructed management to offer the expired furniture for sale to members of the community), increased levels of pool violations; pool monitors hired and will begin on May 1st; Community Center Pool projects in process; website email blast feature malfunctioning.

Mr. Lambert, Board President appointed members John Abraham, Doug Childress, and Marilyn Stimpson to an Ad Hoc Committee for the purpose of issuing an RFP for the management contract.

XVIII. Homeowner Forum:

Resident Doug Childress told an Easter joke.

XIX. Adjournment:

MOTION (Bracken/Stimpson) to adjourn at 7:44 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for May 27, 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