

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

June 17, 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:

- April 1, 2014 Landscape
- April 2, 2014 Covenants
- April 3, 2014 ARC
- April 7, 2014 Pool
- April 14, 2014 Finance
- April 17, 2014 ARC
- May 1, 2014 ARC
- May 5, 2014 Pool
- May 6, 2014 Landscape
- May 7, 2014 Covenants
- May 12, 2014 Finance
- May 15, 2014 ARC

VII. Approval of Minutes:

- a. **April 15, 2014 Board Meeting**

VIII. Requests to the Board:

- a. **Notice to Board of resident intending to plant cactus in common area**
- b. **Request for variance; trailer parking**
- c. **Request for use of Community Center for MHS marching band**
- d. **Request for use of jumping castle in Community Center parking lot**

IX. Activities / Events:

- a. **Special 4th of July Block Party at Windmill Park**
- b. **Monthly Block Parties** – every second Monday at Windmill Park; next is July 14th
- c. **Weekly Farmers Market** – every Thursday at Windmill Park

X. Architectural Review Committee:

- a. **Application Approval** – to recommend to the Board of Directors that ARC Applications for Solar Panels be automatically approved by Management

XI. Landscape Committee:

- a. **Tree Removal** – recommend to approve proposal from Brijer Resources to remove the structurally compromised mesquite tree in parcel 69, NTE \$250.
Budget code #83002 (Additional Cleanup)
- b. **Mountain Shadows Irrigation Valve** – recommend to approve proposal from Titan Landscape for installation of one additional irrigation valve at the Mountain Shadows monument NTE \$795.
Budget code #83003 (Irrigation Repair)
- c. **Coachline & Silverbell Monuments** – recommend to approve proposal from Titan Landscape for landscape restoration of the main monuments NTE \$6,357.
Budget code #83005 (Plant Replacement/New Projects)
- d. **Witches Broom Infested Palo Verde Trees** – recommend to approve proposal from Brijer Resources to remove 24 affected palo verde trees on Coachline Blvd NTE \$2,700.
Budget code #83002 (Additional Cleanup)
- e. **Palo Verde Tree Replacements** – recommend to approve proposal from Titan Landscape to install fourteen 36"-box swan hill olive trees to replace the 24 palo verde trees infested with witches broom on Coachline Blvd NTE \$11,550.
Budget code #83005 (Plant Replacement/New Projects)

XII. Pool Committee:

- a. **Windmill Pool Area “Lollipop” lights** – recommend to approve proposal by Relumination for replacement of the 6 lights at the Windmill Pool area NTE \$7,622 plus tax. *Budget code #85010 (Windmill Accent Lights) & Reserve Study code #320-W*

XIII. Finance Committee:

a. Balance Sheet Report for May 31, 2014:

Operating Cash	627,388.63
Total Cash Reserve	848,035.68
Accounts Receivable	164,668.28
Other Assets	169,017.96
Pre-Paid Income Tax	6,026.00
Pre-Paid Insurance	2,832.00
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May 31, 2014 Total Asset	\$1,517,629.75.

XIV. Covenants Committee:

- **Appeal/Variance Request** – RV Parking/Storage (*ID #20317)

Committee Recommendations from May 7, 2014

- a. **ID #25802**
 - i. **Trash Can & Trash Violation** - Recommend \$50 weekly fine and 30-day pool suspension.
 - ii. **Lack of approval for Patio Addition** – Recommend \$50 weekly fine and 30-day pool suspension until the owner submits an ARC application.
- b. **ID #19985 (holiday lights)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.
- c. ***ID #20317 (RV Parking)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.
- d. **ID #21591, #24763, #19312 (weeds)** – Recommend \$25 fine and 30-day pool suspension. *(lot cleanup recommendations postponed until June Board meeting)*

Committee Recommendations from June 4, 2014

- a. **ID #25802**
 - i. **Trash Can & Trash Violation** - Recommend \$75 weekly fine and 30-day pool suspension.
 - ii. **Lack of approval for Patio Addition** – Recommend \$75 weekly fine and 30-day pool suspension until the owner submits an ARC application.
- b. **ID #19985 (holiday lights)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.
- c. ***ID #20317 (RV Parking)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.

- d. **ID #21591, #24763, #19312, #18078, #25543, #19237, #19350, #20416 (weeds)** – Recommend \$25 fine and 30-day pool suspension with lot cleanups authorized if not in compliance by July 3, 2014.
- e. **ID #23441 (Landscape Parking)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.

XV. New Business:

- a. **Windmill Park Office Security Camera Replacement** *Reserve Study code #974-W*
- b. **Windmill Park Heater #3 Replacement** *Reserve Study code #1253-W*
- c. **Monument Solar Light Battery Replacements** *Reserve Study code #1434*

XVI. Old Business:

- a. **Newsletter Policy**

XVII. Actions In Lieu of Meeting:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the recommendation made by the CRCA Covenants Committee to authorize a \$25 fine and 30-day pool key suspension for account #22554 for parking a commercial vehicle (semi-truck) which exceeds the restrictions set forth in section 5.2.7.6 and 5.4.13 of the CC&Rs.
- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal by Oasis Pool Service for replacement of the pool heater for the Community Center kiddie pool at a cost NTE \$4,427.82, including tax.

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