

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
June 17, 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; and approximately 8 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:

Mr. Lambert appointed Mr. Bill Cicala and Mr. John Lambert to the CRCA Pool Committee. Mr. Lambert reported on recent abusive behavior towards pool monitor staff and management staff by owners violating pool rules. Mr. Lambert expressed concerns about amount of pools restricted by lap lanes; and concerns about health risks associated with the spa. Mr. Lambert reported on postponement of kiddie pool construction after issues with the contractor; management is now researching proposals on a splash pad instead.

V. Adopt the Agenda:

Mr. Lambert requested all covenants recommendations be added to the consent agenda. MOTION (Stimpson/DeLarge) to adopt the June 17, 2014 Board Meeting Agenda . Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: 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. Covenants agenda items May 7, 2014 a.,b.,c.,d. and June 4, 2014 a.,b.,c.,d.,e. MOTION (Stimpson/Vollbrecht) to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. MOTION (Dawes/DeLarge) to adopt the April 15, 2014 Board Meeting Minutes as presented. Unanimously approved.

VIII. Requests to the Board:

a. **Notice to Board of resident intending to plant cactus in common area** – sent to ARC for review.

- b. **Request for variance; trailer parking** – MOTION (Lambert/Dawes) to deny variance. 4 in favor, 3 opposed (Stimpson/DeLarge/Bracken).
- c. **Request for use of Community Center for MHS marching band** – request not granted.
- d. **Request for use of jumping castle in Community Center parking lot** – request granted with the condition that they provide proof of insurance.

IX. Activities / Events:

The following were noted-

- 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** – MOTION to approve that ARC Applications for Solar Panels be automatically approved by Management. Unanimously approved.

XI. Landscape Committee:

- a. **Tree Removal** – MOTION (DeLarge/Bracken) approve proposal from Brijer Resources to remove the structurally compromised mesquite tree in parcel 69, NTE \$250, as recommended by the Landscape Committee. Unanimously approved. *Budget code #83002*
- b. **Mountain Shadows Irrigation Valve** – MOTION (Dawes/DeLarge) to approve proposal from Titan Landscape for installation of one additional irrigation valve at the Mountain Shadows monument NTE \$795, as recommended by the Landscape Committee. Unanimously approved. *Budget code #83003*
- c. **Coachline & Silverbell Monuments** – MOTION (Stimpson/Vollbrecht) approve proposal from Titan Landscape for landscape restoration of the main monuments NTE \$6,357, as recommended by the Landscape Committee. Unanimously approved. *Budget code #83005*
- d. **Witches Broom Infested Palo Verde Trees** – MOTION (Dawes/Bracken) to approve proposal from Brijer Resources to remove 24 affected palo verde trees on Coachline Blvd NTE \$2,700, as recommended by the Landscape Committee. Unanimously approved. *Budget code #83002*
- e. **Palo Verde Tree Replacements** – MOTION (Dawes/Stimpson) 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, as recommended by the Landscape Committee. Unanimously approved. *Budget code #83005*

XII. Pool Committee:

- a. **Windmill Pool Area "Lollipop" lights** – MOTION (Stimpson/Bracken) approve proposal by Relumination for replacement of the 6 lights at the Windmill Pool area NTE \$7,622 plus tax, as recommended by the pool Committee. Six in favor, one opposed (Lambert); motion carried. *Budget code #85010 & Reserve Study code #320-W*

XIII. Finance Committee:

a. Balance Sheet Report for May 31, 2014:

Figures read by Mr. Lambert; 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; May 31, 2014 Total Assets \$1,817,968.55.

XIV. Covenants Committee:

All committee recommendations approved under consent agenda.

- **Appeal/Variance Request for RV Parking/Storage ID# 20317** – MOTION (Lambert/Dawes) to deny the variance request. Unanimously approved.

XV. New Business:

- a. **Windmill Park Office Security Camera Replacement** – MOTION (Lambert/DeLarge) to approve the proposal from Guard Pro for replacement of three analog cameras, Option B, at a cost NTE \$3,399 plus tax and \$95.00 monthly service agreement. Unanimously approved. *Reserve Study code #974W*
- b. **Windmill Park Heater #3 Replacement** – MOTION (Stimpson/DeLarge) to approve the proposal from Oasis Pool Service for replacement of heater #3 at the Windmill Park Pool NTE \$3,517.19. Unanimously approved. *Reserve Study code #1253-W*
- c. **Monument Solar Light Battery Replacements** – MOTION (Bracken/Vollbrecht) to approve proposal from Sovereign Electric for replacement of 14 batteries at monuments throughout CRCA, NTE \$3, 729.78. Unanimously approved. *Reserve Study code #1434*

XVI. Old Business:

- a. **Newsletter Policy** – Board reviewed advice from legal counsel. MOTION (Stimpson/Dawes) to follow advice from Clint Goodman (legal counsel) by requiring a fee for publishing articles submitted by homeowners. Four in favor, three opposed (Bracken, DeLarge, Westphal). Motion carried.

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:

Mr. Seng reported that he had recently met with HOA's rodent control vendor, Terminix, to discuss improved service techniques to address rodent issues; several packrat nests were identified and treated. Windmill play structure complete, favorable experience with contractor. Mr. Lambert inquired about the depth of the sand.

MOTION (Lambert/DeLarge) to purchase and install 10-ton of sand at the Windmill Park playground. Unanimously approved.

Mr. Seng reported requested further direction on applying the policy involving code of conduct violations during HOA staff enforcement of pool rule violations. Board authorized management to address issues as they arise, following the code of conduct policy, with a report sent to the board following each incident. Mr. Seng reported that the Windmill Pool is scheduled for closure from July 14 – July 31 for approved projects to occur, including painting of the facilities and sealing of the pool deck; notice will be posted in advance to the community. Common area wall damage identified on River Rim Place cul-de-sac.

MOTION (Vollbrecht/Lambert) to approve wall repairs NTE \$1,075. Unanimously approved. Mr. Seng reported that to resolve confusion, adjustments were made to the CRCA website; the login account was changed to a newsletter subscription instead. Malicious tampering with the irrigation system was found in multiple areas of the community; call to owners to report any observed landscape issues to the management office.

XIX. Homeowner Forum:

Resident Doug Childress made suggestions in reference to code of conduct violations.

Resident John Abraham thanked the Board and management and suggested an afterhours drop box at the office.

Added Board Comments/Actions – Mr. Lambert noted that one of the Nominating Committee members, Al Diaz, had submitted an application to run for the Board in the upcoming election and could therefore not serve on the Nominating Committee; Peggy Bracken was appointed to fill the open seat on the Nominating Committee.

XX. Adjournment:

MOTION (DeLarge/Stimpson) to adjourn at 7:40 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for July 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