

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 15, 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:

- June 3, 2014 Landscape
- June 4, 2014 Covenants
- June 5, 2014 ARC
- June 19, 2014 ARC

VII. Approval of Minutes:

- a. June 17, 2014 Board Meeting

VIII. Requests to the Board:

- a. Planting Cacti in Common Area – See below, under item X.

IX. Activities / Events:

- a. **Monthly Block Parties** – every second Monday at Windmill Park; next is August 11th
- b. **Weekly Farmers Market** – every Thursday at Windmill Park

X. Architectural Review Committee:

- a. **Application To Install Cactus in CRCA Common Area** – committee did not approve; forwarded to Board for further consideration.

XI. Landscape Committee:

- a. **Tree Irrigation Maintenance** – Recommend to approve proposal from Titan Landscape for relocation of drip emitters away from 173 tree trunks along Twin Peaks Road, NTE \$3,600; to be scheduled in November 2014.

Budget code #83005 (Plant Replacement/New Projects)

XII. Pool Committee:

- a. **Windmill Pool Pony Wall Paint & Drainage** – Recommend to approve proposal by Approved Painting to drill drainage weep holes, scrape old stucco, and repaint pony wall NTE \$3,709. *Budget codes #85008 (Pool Wall Stucco) & #85000 (Pool Repair)*

- b. **Community Center Pool Area Clock** – Recommend to authorize management to purchase of outdoor clock NTE \$100. *Budget code #84000 (Pool Repairs)*

- c. **Spa & Kiddie Pool Chlorinator Units** – Recommend to approve proposal by Oasis Pool Service to install manual chlorinator units, NTE \$243.58 each.

Budget code #84000 & #85000 (Pool Repairs)

- d. **Pool Lane Lines** – Recommend to remove one lane line from each pool.

XIII. Finance Committee:

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 \$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 #20413 (Trailer Parking)** – Recommend \$25 monthly fine and 30-day pool suspension until property is brought into compliance.

- c. **ID #19570, #23441 (weeds)** – Recommend \$25 fine and 30-day pool suspension with a lot cleanup to be authorized if violation is not resolved by July 31, 2014.

XV. New Business:

- a. **Windmill West Parking Lot Asphalt Seal Coat**
- b. **Committee Charters**

Reserve Study code #204-W

XVI. Old Business: None

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