

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
July 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; 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 reported the outcome of the pool survey; 442 residential owner votes to close both pools from November through February, 178 residential owner votes for Windmill Pool to be open year-round (plus an additional 335 commercial votes to close both pools from November through February).

V. Adopt the Agenda:

MOTION (Dawes/Vollbrecht) to adopt the July 15, 2014 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 3, 2014 Landscape; June 4, 2014 Covenants; June 5, 2014 ARC; June 19, 2014 ARC; Covenants agenda items a. i., ii., c. MOTION (DeLarge/Stimpson) to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. MOTION (Westphal/Dawes) to approved the June 17, 2014 Board Meeting Minutes as presented, with correction of the reported "total assets" figure. Unanimously approved.

VIII. Requests to the Board:

a. **Request from resident to plant cactus in common area** – see below, item X.

IX. Activities / Events:

The following were noted-

- 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** – MOTION (Vollbrecht/Stimpson) to deny request. Motion passed unanimously.
- XI. Landscape Committee:**
- a. **Tree Irrigation Maintenance** – MOTION (Bracken/Stimpson) to approve the 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. Unanimously approved. *Budget code #83005 (Plant Replacement/New Projects)*
- XII. Pool Committee:**
- a. **Windmill Pool Pony Wall Paint & Drainage** – MOTION (Stimpson/DeLarge) to approve the proposal by Approved Painting to drill drainage weep holes, scrape old stucco, and repaint pony wall NTE \$3,709. Unanimously approved. *Budget codes #85008 (Pool Wall Stucco) & #85000 (Pool Repair)*
 - b. **Community Center Pool Area Clock** – MOTION (Bracken/Vollbrecht) to authorize management to purchase outdoor clock NTE \$100. Unanimously approved. *Budget code #84000 (Pool Repairs)*
 - c. **Spa & Kiddie Pool Chlorinator Units** – MOTION (DeLarge/Bracken) 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** – MOTION (Dawes/Marilyn) to remove one lane line from each pool. Unanimously approved.
- XIII. Finance Committee:**
- a. **Balance Sheet Report for June 30, 2014** Operating Cash \$572,037.64; Total Cash Reserve \$833,235.55; Accounts Receivable \$122,478.66; Other Assets \$169,017.96; Pre-Paid Income Tax \$6,026.00; Pre-Paid Insurance \$2,832.00; June 30, 2014 Total Assets \$1,707,627.81.
- XIV. Covenants Committee:**
- Items A.i & ii. and item C. approved in consent agenda.*
- b. **ID #20413 (Trailer Parking)** – MOTION (Lambert/Vollbrecht) to postpone fine & pool suspension recommended by covenants committee until management verifies if the owner removed the trailer as indicated they would on their 7/15/2014 response sheet. Unanimously approved.
- XV. New Business:**
- a. **Windmill West Parking Lot Asphalt Seal Coat** – postponed
 - b. **Committee Charters** – MOTION (Lambert/DeLarge) to revise General Standards for the CRCA Committee Charters to reinstate 2-committee membership maximum per member. Unanimously approved.
- XVI. Old Business:** None

XVII. Manager Report:

Mr. Seng reported that the Nominating Committee met and recommended all four candidates who applied, including Al Diaz, John Lambert, Robert Vollbrecht, and William Cicala; windmill pool closed 7/14 – 7/31 for painting of the facilities and sealing the pool deck; three trees died from unknown causes and samples were sent for testing to determine cause of death, also one tree was found severely damaged by pests and another that was damaged by storm.

MOTION (Lambert/DeLarge) to accept proposal from Brijer Resources to remove the 5 damaged trees NTE \$400. Unanimously approved.

Mr. Seng reported the landscape maintenance crew had repeatedly experienced interference by swimmers which prevented them from completing their duties cleaning the pool deck area; wall repair on River Rim Place completed.

XVIII. Homeowner Forum:

Resident Jerry Burton asked about the Sunflower resident special use fee.

Resident John Abraham for clarification on an agenda item and thanked the Board for their service.

Resident Doug Childress thanked the Board for their service.

XIX. Adjournment:

MOTION (Bracken/DeLarge) to adjourn at 7:20 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for August 19, 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