

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 19, 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:

- July 1, 2014 Landscape
- July 2, 2014 Covenants
- July 3, 2014 ARC
- July 7, 2014 Pool
- July 8, 2014 Nominating
- July 10, 2014 Nominating
- July 14, 2014 Finance
- July 17, 2014 ARC

VII. Approval of Minutes:

a. July 15, 2014 Board Meeting

VIII. Activities / Events:

- a. **Monthly Block Parties** – every 2nd Monday at Windmill Park; next is September 8th
- b. **Weekly Farmers Market** – every Thursday at Windmill Park

IX. Finance Committee:

a. **Balance Sheet Report for July 31, 2014:**

Operating Cash	\$470,649.67
Total Cash Reserve	847,749.96
Accounts Receivable	144,129.87
Other Assets	169,017.96
Pre-Paid Income Tax	6,026.00
Pre-Paid Insurance	2,832.00

July 31, 2014 Total Asset \$1,640,405.46

- b. **Transfer of Funds** – recommendation to move \$25,000 from State Farm account to Alliance account to cover Reserve Expenses.
- c. **2014-2015 Annual Budget** – Presented for approval to Board by Finance Committee

X. Landscape Committee:

- a. **Additional Irrigation Valve** – recommend to approve proposal from Titan Landscape to install additional irrigation valve at Opal Moon, NTE \$1,420.20.
Budget code #83003 (Irrigation Repair)
- b. **Landscape Budget** – recommend to reallocate \$5,000 of the landscape budget from New Projects to Irrigation Repairs.
Budget codes #83005 (New Projects) & #83003 (Irrigation Repair)
- c. **Tree Removals** – recommend to approve proposal from Brijer Resources for removal of dying mesquite tree behind Twin Peaks Monument and dead Ash Tree at Windmill Park.
Budget code #83002 (Additional Cleanup)
- d. **Windmill Park Monument** – recommend to approve purchase and installation of one 15-gallon mediterranean fan palm for the Windmill Park monument sign, NTE \$115.
Budget code #83005 (New Projects)

XI. Architectural Review Committee – No recommendations this month

XII. Pool Committee – No recommendations this month

XIII. 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 #19821 (Inoperable Vehicle)** – Recommend a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #19506 (Trash Cans)** – Recommend a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #19000 (Tree Encroachment)** – Recommend a \$25 fine and a tree trimming conducted by La Cholla Landscaping no sooner than 09.04.2014 if the property is not brought into compliance by 08.19.2014
- e. **ID #26162 & #18080 (Weeds)** – Recommend a \$25 fine and 30-day pool suspension and a lot cleanup be authorized no sooner than 09.04.2014 if properties are not brought into compliance by 08.19.2014.

XIV. New Business:

- a. **Community Center Drinking Fountain Replacement**
Budget code #87000 (General Repairs & Maintenance)
- b. **Community Center Roof Coating** *Reserve Study code #1303-C*
- c. **Seasonal Schedule of Operation for Pools**

XV. Old Business:

- a. **Windmill West Parking Lot Asphalt Seal Coat** *Reserve Study code #204-W*

XVI. Manager Report: *provided at meeting*

XVII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

XVIII. Adjourn to Executive Session