

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
August 19, 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, Treasurer; Ms. Marilyn Stimpson, Director at Large; Mr. Bob Vollbrecht, Director at Large. Excused absence noted for Ms. Connie DeLarge, Secretary. Also present: Mr. Josh Seng, Community Manager; and approximately 3 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:

No Presidents Message was given.

V. Adopt the Agenda:

MOTION (Bracken/Vollbrecht) to adopt the August 19, 2014 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: 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; All covenants agenda items a. – e. **MOTION (Bracken/Stimpson)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Dawes/Bracken)** to approved the July 15, 2014 Board Meeting Minutes as presented, with correction of the reported "total assets" figure. Unanimously approved.

VIII. Activities / Events:

The following were noted-

- a. **Monthly Block Parties** – every second Monday at Windmill Park; next event scheduled for September 8th; **MOTION (Lambert/Vollbrecht)** to approve \$300 rock-climbing attraction and \$150 balloon artists at each of the September and October Block Parties. Unanimously approved.
- 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 Assets \$1,640,405.46.
- b. **Transfer of Funds – MOTION (Stimpson/Dawes)** to transfer \$25,000 from the State Farm account to Alliance account to cover Reserve Expenses.
- c. **2014 – 2015 Annual Budget – MOTION (Lambert/Stimpson)** to approve budget as presented. Unanimously approved.

X. Landscape Committee:

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

XI. Architectural Review Committee – No recommendations this month

XII. Pool Committee - No recommendations this month

XIII. Covenants Committee:

**All items approved on consent agenda.*

- a. **ID #25802**
 - i. **Trash Can & Trash Violation** – \$75 weekly fine and 30-day pool suspension.
 - ii. **Lack of approval for Patio Addition** – \$75 weekly fine and 30-day pool suspension until the owner submits an ARC application.
- b. **ID #19821 (Inoperable Vehicle)** – \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #19506 (Trash Cans)** – \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #19000 (Tree Encroachment)** – \$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)** – \$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 – MOTION (Dawes/Bracken)** to approve proposal from Plumb Plumbing for replacement of drinking fountain at Community Center NTE \$983.22. Unanimously approved. *Budget code #87000 (General Repairs & Maintenance)*
- b. **Community Center Roof Coating – MOTION (Stimpson/Vollbrecht)** to approve proposal from Blass Roofing for recoating the portion of the flat roofing at the Community Center NTE \$600.00, as recommended by the reserve study. Unanimously approved. *Reserve Study code #1303-C*
- c. **Seasonal Schedule of Operation for Pools – MOTION (Lambert/Dawes)** to close Windmill Pool November 1st and reopen on March 1st. Five in favor, one opposed (Westphal).
- d. **Common Area Plantings** – It was noted that an unidentified party had planted prickly pear cactus in an HOA common area. **MOTION (Lambert/Dawes)** for removal the unauthorized plantings. Unanimously approved.
- e. **Request from resident to have Jumping Castle – MOTION (Vollbrecht/Lambert)** to approve request.

XV. Old Business:

- a. **Parking Lot Asphalt Seal Coat – MOTION (Lambert/Vollbrecht)** to approve proposal for asphalt seal coat of Windmill west parking lot by Sunland Asphalt NTE \$1,957.60. Unanimously approved.

XVI. Manager Report:

Mr. Seng reported upcoming dates including August 22, 2014 for the Board to certify the slate of candidates and September 9, 2014 for the Meet the Candidates Night at the Community Center; Windmill pool deck sealing, fence painting and painting of the Windmill facilities completed; security cameras replaced following the reserve study; office emergency lighting replaced per fire department requirements; bids being sought for splash pad project; dead trees were tested and confirmed to have died from Texas Root Rot.

XVII. Homeowner Forum:

Mr. Bill Cicala asked for more information about a motion passed at the previous Board Meeting.

XVIII. Adjournment:

MOTION (Dawes/Bracken) to adjourn at 7:07 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for September 16, 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