

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 16, 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:

- August 5, 2014 Landscape
- August 6, 2014 Covenants
- August 7, 2014 ARC
- August 11, 2014 Finance
- August 21, 2014 ARC

VII. Approval of Minutes:

- a. **August 19, 2014 Board Meeting**
- b. **August 22, 2014 Board Meeting to Certify Slate of Candidates**

VIII. Requests to the Board:

- a. **Community Center Rental Cancellation Request**

IX. Activities / Events:

- a. **Monthly Block Parties** – every 2nd Monday at Windmill Park; next is October 13th
- b. **Weekly Farmers Market** – every Thursday at Windmill Park

X. Finance Committee:

- a. **Balance Sheet Report for August 31, 2014:**

Operating Cash	\$414,339.76
Total Cash Reserve	829,665.81
Accounts Receivable	133,906.18
Other Assets	169,017.96
Pre-Paid Income Tax	6,026.00
Pre-Paid Insurance	2,832.00

August 31, 2014 Total Asset \$1,555,787.71

XI. Landscape Committee:

- a. **Annual Flower Bed Soil Replacement** – recommend to approve proposal from Titan Landscape to replace soil in all annual flower planter beds NTE \$4,464.
Budget code #83005 (New Projects)

XII. Architectural Review Committee – No recommendations this month

XIII. Pool Committee – No recommendations this month

XIV. Covenants Committee:

- a. **Covenants Enforcement Policy** – Recommend to revise the Covenants Enforcement Policy for scheduling of lot cleanups two weeks after Covenants Committee meeting once approved by the Board.
- b. **ID #25802**
 - i. **Trash Can & Trash Violation** - Recommend \$100 weekly fine and 30-day pool suspension.
 - ii. **Lack of approval for Patio Addition** – Recommend \$100 weekly fine and 30-day pool suspension until the owner submits an ARC application.
- c. **ID #19506 & #27139 (Trash Cans)** – Recommend a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #20317 (RV Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20816 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- f. **ID #27054, #20889, #27004, #18588, #18873 (Weeds)** – Recommend a \$25 fine and 30-day pool suspension and a lot cleanup be authorized no sooner than 09/17/2014 if properties are not brought into compliance by 09/16/2014.

XV. New Business:

- a. **Covenants Violation Fine Policy for RVs and Boats**
- b. **Credit Card Processing Merchant Services**
- c. **Office Window Screens**

XVI. Old Business: None this month

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