

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 14, 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 4, 2014 Pool
- September 2, 2014 Landscape
- September 3, 2014 Covenants
- September 4, 2014 ARC
- September 8, 2014 Finance
- September 18, 2014 ARC

VII. Approval of Minutes:

a. September 16, 2014 Board Meeting

- VIII. Homeowner Forum:** Participation numbers are found on the table next to the sign-in sheets.
BOD reads: At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.
- IX. Election Committee**
- a. **Appoint Committee Members**
 - b. **Election Procedure**
- X. Activities / Events:**
- a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next is Nov. 10th
 - b. **Weekly Farmers Market** – every Thursday at Windmill Park
- XI. Finance Committee:**
- a. **Balance Sheet Report for September 30, 2014:**
Figures not available as of date agenda created; to be provided at Board Meeting.
- XII. Ad Hoc Committee for Management Contract RFP**
- a. **Committee Recommendation** – HOA Management Solutions
- XIII. Pool Committee:**
- a. **Windmill Park Chemical Room Expansion** – Recommend proposal from Hayes Construction, NTE \$14,740.
 - b. **Windmill Park Spa Resurface** – Recommend proposal from Cimarron Construction, including the quartz product interior, NTE \$4,029.54.
- XIV. Covenants Committee:**
- a. **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.
 - b. **ID #20317 (RV Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - c. **ID #22224 (Trailer Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - d. **ID #18829 (Unapproved Wildflowers)** – committee refers violation to the Board for resolution.
 - e. **ID #21819, #19575, #20043, #18078, #18505, #21321, #18550, #19383, #20135, #20168, #20220 (Weeds)** – Recommend a \$25 fine & a 30-day pool suspension & a lot cleanup scheduled no sooner than 10/15/2014 if the properties are not brought into compliance by 10/14/2014.

- XV. Landscape Committee:** No recommendations this month
- XVI. Architectural Review Committee:** No recommendations this month
- XVII. New Business:**
 - a. Windmill Park Splash Pad
 - b. Windmill Park Restroom Remodel
 - c. Windmill Pool Shower
 - d. Community Center Pool Shower
 - e. Pool Key Card System
 - f. Playground Sand
- XVIII. Old Business:**
 - a. Credit Card Processing Merchant Services
- XIX. Action In Lieu of Meeting:**
 - a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the resolution pertaining to the delegation of authority and dissolution of the Review Committee.
- XX. Manager Report:** Provided at meeting
- XXI. Adjourn to Executive Session**