

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
October 14, 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 Mr. Stephen Hinchliffe, Project Coordinator; 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 (Stimpson/ Vollbrecht) to adopt the October 14, 2014 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: August 4, 2014 Pool; September 2, 2014 Landscape; September 3, 2014 Covenants; September 4, 2014 ARC; September 8, 2014 Finance; September 18, 2014 ARC; Covenants agenda items a., b., d., e. **MOTION (Westphal/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Stimpson/Dawes)** to approve the September 16, 2014 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No topics presented by audience.

IX. Election Committee:

a. **Appoint Committee Members** – Mr. Lambert appointed members Randall Brookshire, Doug Childress, Glenn Hesterlee, Isla Krasnick, and Dave Lawrence.

- b. **Election Procedure – MOTION (Stimpson/Dawes)** to adopt the election procedure. Unanimously approved.

X. Activities / Events:

The following were noted-

- a. **Food Truck Roundup** – every second Monday at Windmill Park; next event will be November 10th.
- b. **Weekly Farmers Market** – every Thursday at Windmill Park

XI. Finance Committee:

- a. **Balance Sheet Report for September 30, 2014** Operating Cash \$327,865.75; Total Cash Reserve \$844,328.55; Accounts Receivable \$120,459.05; Other Assets \$169,017.96; Pre-Paid Income Tax \$6,026.00; Pre-Paid Insurance \$2,832.00; September 30, 2014 Total Assets \$1,470,529.31.

XII. Ad Hoc Committee for Management Contract RFP

- a. **Committee Recommendation** – The Board noted the committee’s recommendation to continue contracting HOA Management Solutions as the management company for CRCA.

XIII. Pool Committee:

- a. **Windmill Park Chemical Room Expansion – MOTION (Stimpson/Bracken)** to approve the proposal from Hayes Construction for the expansion of the Windmill Park Pool Equipment Room NTE \$14,740, as recommended by the Pool Committee. Unanimously approved.
- b. **Windmill Park Spa Resurface – MOTION (Stimpson/Dawes)** to approve the proposal from Cimarron Construction with the option for quart interior NTE \$4,029.54 as recommended by the Pool Committee. Unanimously approved.

XIV. Covenants Committee:

**Items a, b, d, e approved on consent agenda.*

- a. **ID #25802**
 - i. **Trash Can & Trash Violation** – \$100 weekly fine and 30-day pool suspension.
 - ii. **Lack of approval for Patio Addition** – \$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. **MOTION (Lambert/Vollbrecht)** to approve request from owner for compliance extension due to hardship, and postpone fines/suspension until November 1, 2014. Unanimously approved.
- d. **ID #18829 (Unapproved Wildflowers)** – committee refers violation to the Board for resolution. Board requests management to make additional attempts to gain compliance by owner.
- e. **ID #21819, #19575, #20043, #18078, #18505, #21321, #18550, #19383, #20135, #20168, #20220 (Weeds)** – Recommend a \$25 fine and 30-day pool suspension and a lot cleanup be authorized no sooner than 10/15/2014 if 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 – MOTION (Lambert/Bracken)** to approve the splash pad project including the proposals from Splash Zone, Hayes Construction, A&M Fencing, American Fencing, and Titan Landscape. Unanimously approved.
 - b. Windmill Park Restroom Remodel** – Postponed
 - c. Windmill Pool Shower** – Postponed
 - d. Community Center Pool Shower** – Postponed
 - e. Pool Key Card System** – Postponed
 - f. Playground Sand** – Postponed
- XVIII. Old Business:**
- a. Credit Card Processing Merchant Services** – Postponed
- 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:**
- Mr. Seng read a letter of gratitude received from Saguaro Aquatics for partnership with CRCA for resident swim lessons. Mr. Seng reported that all conditions set forth in the CRCA bylaws for the annual election had been met. Upcoming event dates noted, including Annual Meeting on October 21, 2014 at Coyote Trail Elementary. Mr. Seng reported a lighting repair was made on the main monument at Coachline & Silverbell. As approved by the Board, the Community Center deep cleaning was performed and the facility's chairs were cleaned. Annual rye grass transition under way. Windmill west parking lot seal coat process under way.
- XXI. Adjournment:**
- MOTION (Dawes/Vollbrecht) to adjourn at 7:32 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting to be determined, as decided by the newly elected Board following the Annual Election.

CONNIE DeLARGE, Secretary

Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors