

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 18, 2014 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Bill Dawes

2nd Vice-President

Nick Westphal

Secretary

Peggy Bracken

Treasurer

Marilyn Stimpson

Director at Large

Al Diaz

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:

- October 1, 2014 Covenants
- October 2, 2014 ARC
- October 7, 2014 Landscape
- October 13, 2014 Finance
- October 16, 2014 ARC

VII. Approval of Minutes:

- a. October 14, 2014 Board Meeting Minutes
- b. October 24, 2014 Board Reorganizational Meeting Minutes

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. Requests to the Board:

- a. **Newsletter Request**

X. Activities / Events:

- a. **Photos with Santa Food Drive** – at Community Center Dec. 6th 10am-2pm
- b. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next is Dec. 8th
 - i. Event Advertisement Signs
- c. **Weekly Farmers Market** – Moved to Private Property Location on Twin Peaks

XI. Finance Committee:

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

Operating Cash	\$542,358.47
Total Cash Reserve	856,749.06
Accounts Receivable	117,592.82
Other Assets	169,017.96
Pre-Paid Income Tax	6,026.00
Pre-Paid Insurance	2,832.00

October 31, 2014 Total Assets	\$1,694,576.31
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XII. Covenants Committee:

- a. **Fine Policy** – recommend to the Board to impose 30-day pool suspensions beginning March 1, 2015 if properties are not brought into compliance by the date of the Board Meeting.
- 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 #20317 (RV Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #19201 (Broken Basketball Hoop Backboard)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #32444 (Lack of Approval for back patio lattice)** – committee defers to Board.
- f. **ID #26346 (Lack of approval for security screen door)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #25117 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19717 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #20426 (Dead Trees)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 19, 2014 if property is not brought into compliance by November 18, 2014.

- j. **ID #20048, #18039, #26917, #18301, #24763, 36567, #21133, #21172 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 19, 2014 if property is not brought into compliance by November 18, 2014.
- k. **ID #19996 (Weeds & Tree Encroachment)** Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 19, 2014 if property is not brought into compliance by November 18, 2014.

XIII. Landscape Committee:

- a. **Committee Membership Renewal** – recommend to renew 2015 membership to the Landscape Committee for the following: Annette Gilhuys, John Lambert, Nancy Lambert and Rob Palfreyman.
- b. **Tree Replacement Yellow Moon Park** – recommend to install one 24-inch Swan Hill Olive Tree at the Yellow Moon Park to replace the tree previously removed.

XIV. Architectural Review Committee:

- a. **Committee Membership Renewal** – recommend to renew 2015 membership to the Landscape Committee for the following: Nancy Lambert, Dave Lawrence, Karie Westphal, Al Diaz, and Duane Snider.

XV. Pool Committee: No recommendations this month

XVI. New Business:

- a. **Windmill Pool Timers**
- b. **Website Email Blast**
- c. **Office Computer Warranty**
- d. **Office Tile Maintenance**
- e. **Community Center Thermostat Upgrade**
- f. **Backflow Certifications**

XVII. Old Business:

- a. **Credit Card Processing Merchant Services**
- b. **Windmill Pool Restroom Remodel**
- c. **Windmill & Community Center Pool Showers**
- d. **Pool Key Card System**
- e. **Playground Sand**
- f. **Pro-Care Janitorial Service Contract Update**

XVIII. Manager Report: Provided at meeting

XIX. Adjourn to Executive Session