

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

January 20, 2015 at 6:45 pm

### I. Call to Order

### II. Roll Call

**President**

**John Lambert**

**1<sup>st</sup> Vice-President**

**Bill Dawes**

**2<sup>nd</sup> 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:**

- November 4, 2014 Landscape
- November 5, 2014 Covenants
- November 6, 2014 ARC
- November 10, 2014 Finance
- November 20, 2014 ARC
- December 1, 2014 Pool
- December 2, 2014 Landscape
- December 4, 2014 ARC
- December 8, 2014 Finance
- December 18, 2014 ARC

### VII. Approval of Minutes:

#### **a. November 18, 2014 Board 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. Variance Request

**X. Activities / Events:**

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next is Feb. 9th

**XI. Finance Committee:**

a. **Balance Sheet Report for December 31, 2014:**

Operating Cash	\$575,675.10
Total Cash Reserve	877,617.20
Accounts Receivable	173,728.85
Other Assets	169,017.96
Pre-Paid Income Tax	6,026.00
Pre-Paid Insurance	2,832.00
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December 31, 2014 Total Assets	\$1,804,897.11

**XII. Covenants Committee:**

a. **Committee Membership Renewal** – recommend to renew 2015 membership to the Covenants Committee for the following: Bill Cicala, Bob Vollbrecht, Al Diaz, Duane Snider, Cindy Snider, and Nick Westphal.

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 #23854 (Conversion Parking)** – Forwarded to Board; variance request by owner.

d. **ID #23030 (Refrigerator/Debris)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

e. **ID #22989 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

f. **ID #18069, #19669 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

g. **ID #19238, #19703 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for January 21, 2015 if property is not brought into compliance by January 20, 2015.

**XIII. Pool Committee:**

- a. **Committee Member** – recommend to appoint Peggy Bracken to the Pool Committee.
- b. **Spa Light Replacement** – recommend to accept proposal from Cimarron Circle Construction Company to replace halogen spa light with LED light NTE \$613.70.
- c. **Community Center Pool Deck Drainage** – recommend to accept proposal from Approved Painting to drill two weep holes in the south wall of the Community Center Pool deck area NTE \$440.
- d. **Pool Furniture Replacement** – recommend to accept proposals from Two Kings Hospitality, Telescope Casual Furniture, and Precision Precast for replacement of 1-umbrella, 9-chaise lounges, and 4-concrete tables, NTE \$6,000, following the reserve study.
- e. **Community Center Pump** – recommend to accept proposal from Oasis Pool Service to replace pump #2 at the community center pool, NTE \$1,291.95, following the reserve study.

**XIV. Landscape Committee:** No recommendations this month

**XV. Architectural Review Committee:** No recommendations this month

**XVI. New Business:**

- a. **River’s Edge Playground Structure**
- b. **HVAC Service Contract**
- c. **Crime Free Program**

**XVII. Old Business:**

- a. **Pool Area Showers**

**XVIII. Action In Lieu of a Meeting:**

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal by Brijer Resources for the Annual Upper Tree Pruning of trees maintained by the Continental Ranch Community Association at a cost NTE \$10,485.
- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the resolution pertaining to interest charged on delinquent accounts.

**XIX. Manager Report:** Provided at meeting

**XX. Adjourn to Executive Session**