

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
February 17, 2015 at 6:45 pm  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors Present: Mr. John Lambert, President; Mr. Bill Dawes, 1<sup>st</sup> Vice-President; Mr. Nick Westphal, 2<sup>nd</sup> Vice-President; Ms. Peggy Bracken, Secretary; Ms. Marilyn Stimpson, Treasurer; Mr. Al Diaz, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager and Ms. Jocelyn Canovali, Office Assistant; and approximately 4 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:**

Mr. Lambert reported contractor delays in completion of Splash Pad construction.

**V. Adopt the Agenda:**

The Board President suggested adding the following to the consent agenda: Covenants items A. – D.; Landscape items A. – C., and adding items to New Business, item B. Easter Egg Hunt; item C. gas line relocation; item D. wild flowers.

**MOTION (Westphal/Bracken)** to adopt the February 17, 2015 Board Meeting Agenda as amended. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: January 5, 2015 Pool; January 6, 2015 Landscape; January 7, 2015 Covenants; January 8, 2015 ARC; January 12, 2015 Finance; January 22, 2015 ARC; Covenants items A. – D.; Landscape items A. – C. **MOTION (Bracken/Stimpson)** to accept consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes:**

a. **MOTION (Westphal/Bracken)** to approve the January 20, 2015 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

John Abraham of Palm Brook Drive, gave input regarding the recently adopted Crime Free Resolution.

**IX. Activities / Events:**

*The following were noted-*

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next is March. 9<sup>th</sup>; **MOTION (Vollbrecht/Bracken)** to authorize a Rock Climbing Wall for March event. Unanimously approved.

**X. Finance Committee:**

**a. Balance Sheet Report for January 31, 2015** Operating Cash \$491,981.07; Total Cash Reserve \$889,289.31; Accounts Receivable \$164,582.61; Other Assets \$177,183.61; Pre-Paid Income Tax \$6,026.00; Pre-Paid Insurance \$2,832.00; January 31, 2015 Total Assets \$1,731,315.18.

**XI. Covenants Committee:**

*\*Items a. – d. 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 #18182 (Trailer Parking)** –\$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

**c. ID #21193, #18390 (Trash Cans)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

**d. ID #24087, #22497 (Weeds)** – \$25 fine and a 30-day pool suspension & lot cleanup scheduled for February 18, 2015 if property is not brought into compliance by February 17, 2015.

**XII. Pool Committee**

**a. Swim Lessons – MOTION (Stimpson/Bracken)** to approve 2015 Summer Season Swim Lessons with Saguaro Aquatics, as recommended by the Pool Committee. Unanimously approved.

**b. Pool Monitors – MOTION (Diaz/Dawes)** to approve 2015 Pool Monitor Budget as presented, in the amount of \$19,575. Unanimously approved.

**XIII. Landscape Committee**

*\*Items a. – c. approved on consent agenda.*

**a. Dead Plant Replacement** – approve replacement of dead mediterranean palm tree on Coachline Blvd, NTE \$115.

**b. Evergreen Plant Install at Main Monument** – approve replacement of 20 lantana shrubs with 5-gallon rosemary shrubs at the Coachline/Silverbell monument, NTE \$440.

**c. Witches Broom Palo Verde** – approve proposal from Brijer Resources to remove six palo verde trees at Phobos park NTE \$600.

**XIV. Architectural Review Committee** - No Committee recommendations this month

**XV. New Business:**

**a. Windmill Pool Pump #2 – MOTION (Dawes/Bracken)** to approve proposal from Oasis Pool Service for replacement of windmill pool pump #2 NTE \$760.87. Unanimously approved.

**b. Easter Egg Hunt – MOTION (Vollbrecht/Dawes)** to approve extra \$250 for Egg Hunt budget. Five in favor, 2 opposed (Bracken, Westphal). Motion carried.

**c. Gas Line Relocation – MOTION (Lambert/Diaz)** to approve proposal to move gas line NTE \$6,518.

**d. Wildflowers** – No Action Taken; Postponed.

**XVI. Old Business:**

- a. **HVAC Service Contract – MOTION (Lambert/Westphal)** to rescind prior approval of maintenance contract with Perry Heating & Cooling, and approve the ‘Premium Plus + 2 additional filter changes’ maintenance contract with Hamstra Heating and Cooling. Unanimously approved.

**XVII. Manager Report:**

Mr. Seng reported that 12 homes sold and closed in Continental Ranch and 7 homes in Sunflower; management working to ensure the Landscape maintenance contractor gets weeds under control; awaiting schedule from Omni Pool Builders for warranty work at Community Center Pool; Oasis Pool scheduled to clean and seal pool tiles prior to March 1<sup>st</sup> opening of pool; splash pad & equipment room projects in progress, and additional construction fence barricade ordered to block off construction area in order to open pool on March 1<sup>st</sup>; pool shower remodels nearly complete; Association umbrella insurance renewal statement received MOTION (Lambert/Vollbrecht) to renew policy for \$8,868, unanimously approved.

**XVIII. Adjournment:**

MOTION (Bracken/Stimpson) to adjourn at 7:20 P.M. Unanimously approved.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for March 17, 2015 at 6:45 P.M. as Community Center.**

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Marilyn Stimpson, Secretary

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