

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

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Bill Dawes, 1st Vice-President; Mr. Nick Westphal, 2nd 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 Mr. Stephen Hinchliffe, Project Coordinator; and approximately 2 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 report given.

V. Adopt the Agenda:

The Board President suggested adding the following to the consent agenda: Covenants items A. – F.; **MOTION (Westphal/Lambert)** to adopt the March 17, 2015 Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: February 2, 2015 Pool; February 2, 2015 Landscape; February 4, 2015 Covenants; February 5, 2015 ARC; February 9, 2015 Finance; February 19, 2015 ARC; Covenants items A. – F. **MOTION (Westphal/Vollbrecht)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Diaz/Stimpson)** to approve the February 17, 2015 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Doug Childress of Atolia Drive gave general compliments to the Board.

IX. Activities / Events:

The following were noted-

a. **Annual Easter Egg Hunt** – Saturday April 4th

b. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be April 13th

- X. Requests to the Board**
- a. **Special Use Fee Request** – Request to pay prorated amount of special use fee for pools. MOTION (Lambert/Vollbrecht) to deny request. Unanimously approved.
- XI. Finance Committee:**
- a. **Balance Sheet Report for February 28, 2015** Operating Cash \$406,943.23; Total Cash Reserve \$914,267.29; Accounts Receivable \$158,035.40; Other Assets \$166,502.96; Pre-Paid Income Tax \$5,447.00; Pre-Paid Insurance \$2,832.00; February 28, 2015 Total Assets \$1,651,027.88.
- XII. Covenants Committee:**
- *Items a. – f. 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 #18390 (Trash Cans)** – \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - c. **ID #20216 (Trailer Parking)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance. ***Owner was present to appeal, but did not speak up until after the meeting had adjourned. Board heard owner’s appeal but upheld their decision to impose penalties for the violation.*
 - d. **ID #21135 (Holiday Lights)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - e. **ID #23129, #19574 (Trash Cans)** - \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - f. **ID #21007, #40658, #20209 (Weeds)** - \$25 fine and 30-day pool suspension & lot cleanup scheduled for March 18, 2015 if property not brought into compliance by March 17, 2015.
- XIII. Landscape Committee**
- a. **Dead Plant Replacement – MOTION (Dawes/Diaz)** to approve replacement of dead mediterranean palm tree and dead shubs at park on Yellow Moon Drive. Unanimously approved.
- XIV. Pool Committee** – No Committee recommendations this month
- XV. Architectural Review Committee** - No Committee recommendations this month
- XVI. New Business:**
- a. **HVAC Repairs – MOTION (Bracken/Stimpson)** to approve HVAC repair proposals from Hamstra Heating & Cooling at a total of NTE \$2,367.76. Unanimously approved.
 - b. **Parcel 69 Basin Repair – MOTION (Diaz/Vollbrecht)** to approve proposal from Titan Landscape for installation of silt fencing to mitigate erosion along the basin in Parcel 69, NTE \$1,527. Unanimously approved.
 - c. **River’s Edge Play Structure – MOTION (Bracken/)** to approve proposal from HOA Playground Services to replace play structure NTE \$26,409.40. Unanimously approved.
 - d. **Newsletter Mailing Frequency** – No Action Taken; Postponed.

XVII. Old Business:

- a. **Wildflowers – MOTION (Lambert/Dawes)** to approve amended resolution regarding wildflower policy. Unanimously approved.

XVIII. Action in Lieu

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the quote from Dell Computers for replacement of two (2) front desk computers at a cost NTE \$1,509.29 each, plus tax and shipping.

XIX. Manager Report:

Mr. Seng reported that 11 homes sold and closed in Continental Ranch and 2 homes in Sunflower; management opened the Windmill Park Pool on March 1st as scheduled however the pool was not able to be heated until March 4th due to delays with Town of Marana inspections of gas meter; pool equipment room expansion project and splash pad construction project nearly complete; upgraded matching paint for new pool fencing estimated \$65 panel **MOTION (Lambert/Diaz)** to approved Approved Painting to paint new section of pool fencing; unanimously approved. Management has issued seven pool suspensions since reopening of pool; hiring of pool monitors in process; HVAC systems serviced by new maintenance company; working with Association Reserves to update annual reserve study; front desk computers replaced; rock climbing wall at February Block Party received good turnout; request from resident to hold a jumping castle for party at Windmill Park, Board approves with submittal of insurance certificate.

XX. Adjournment:

MOTION (Bracken/Diaz) to adjourn at 7:23 P.M. Unanimously approved.

Executive Session to follow.

Next Board of Directors Meeting scheduled for April 21, 2015 at 6:45 P.M. as Community Center.

Marilyn Stimpson, Secretary

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