

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

April 21, 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:**

- March 2, 2015 Landscape
- March 4, 2015 Covenants
- March 5, 2015 ARC
- March 9, 2015 Finance
- March 19, 2015 ARC

### VII. Approval of Minutes

#### a. March 17, 2015 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. Activities / Events**

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next event scheduled for May 11, 2015.

**X. Requests to the Board**

a. **Community Center Long Term Rental Request**

**XI. Finance Committee**

a. **Balance Sheet Report for March 31, 2015:**

|                     |              |
|---------------------|--------------|
| Operating Cash      | \$287,081.58 |
| Total Cash Reserve  | 905,492.23   |
| Accounts Receivable | 149,436.44   |
| Other Assets        | 163,502.96   |
| Pre-Paid Income Tax | 5,447.00     |
| Pre-Paid Insurance  | 2,832.00     |

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March 31, 2015 Total Assets \$1,513,792.51

**XII. Covenants Committee**

a. **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.

b. **ID #18390 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.

c. **ID #20786 (Boat Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

d. **ID #18038 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

e. **ID #19431, #19443 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- f. **ID #19454, #26471, #17748, #21591, #18078, #18588, #25117, #25651, #19698 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for April 22, 2015 if property is not brought into compliance by April 21, 2015.
- g. **ID #21075 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for April 22, 2015 if property is not brought into compliance by April 21, 2015.

**XIII. Pool Committee**

- a. **Community Center Pool Opening Date** – Recommend to re-open Community Center Pool on May 18<sup>th</sup> in accordance with the end of the school semester.

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

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

**XVI. New Business**

- a. **Parcel 23/24 Common Area Erosion**
- b. **Splash Pad Lighting**
- c. **Single Camera Replacement**
- d. **Splash Pad Tower Decal**
- e. **Office Phone System Replacement**

**XVII. Old Business**

- a. **Newsletter Mailing Frequency**

**XVIII. Action in Lieu**

- a. **NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Directors approves the proposal from Tucson Turf for installation of synthetic turf around splash pad prior to grand opening, NTE \$5,962.50.

**XIX. Manager Report**

**XX. Adjourn to Executive Session**