

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
April 21, 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. Bob Vollbrecht, Director at Large. Mr. Al Diaz, Director at Large was absent. Also present: Mr. Josh Seng, Community Manager; and approximately 3 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:

MOTION (Bracken/Vollbrecht) to adopt the April 21, 2015 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: March 2, 2015 Landscape; March 4, 2015 Covenants; March 5, 2015 ARC; March 9, 2015 Finance; March 19, 2015 ARC; **MOTION (Dawes/Vollbrecht)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

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

VIII. Homeowner Forum:

Doug Childress of Atolia Drive spoke about a Group Home.

IX. Activities / Events:

The following was noted-

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be May 11th

X. Requests to the Board

a. **Community Center Rental Request** – Request to rent center for a weekday morning for multiple months. **MOTION (Westphal/Bracken)** to approve request, except for storage of renter's tables. Unanimously approved.

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; February 28, 2015 Total Assets \$1,513,792.51.

XII. Covenants Committee:

MOTION (Lambert/Vollbrecht) to approve all of the following covenants violations as recommended by the Covenants Committee. Unanimously approved.

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

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

e. ID #19431, #19443 (Trash Cans) - \$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) - \$25 fine and 30-day pool suspension & lot cleanup scheduled for April 22, 2015 if property not brought into compliance by March 21, 2015.

g. ID #21075 (Tree Encroachment) - \$25 fine and 30-day pool suspension & lot cleanup scheduled for April 22, 2015 if property not brought into compliance by March 21, 2015.

XIII. Pool Committee

a. Community Center Pool Opening Date – MOTION (Bracken/Stimpson) to re-open Community Center Pool on May 18th in accordance with the end of the school semester.

XIV. Landscape Committee – No Committee recommendations this month

XV. Architectural Review Committee - No Committee recommendations this month

XVI. New Business:

a. Parcel 23/24 Common Area Erosion – MOTION (Lambert/Bracken) to approve proposal from Titan Landscape to repair erosion in the common are between parcels 23 and 24, NTE \$4,392. Unanimously approved.

b. Splash Pad Lighting – MOTION (Bracken/Dawes) to approve proposal from Reluminations to install lighting for the splash pad at a cost NTE \$3,663.50. Unanimously approved.

c. Single Camera Replacement – MOTION (Bracken/Vollbrecht) to approve proposal to from Guard Pro to replace one security camera at Windmill Park with a new model NTE \$700. Unanimously approved.

- d. **Splash Pad Tower Decal – MOTION (Bracken/Dawes)** to approve decorative decal for splash pad tower NTE \$255.66. Unanimously approved.
- e. **Office Phone System Replacement** – Postponed pending additional information.

XVII. Old Business:

- a. **Newsletter Mailing Frequency** – Postponed for further consideration.

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:

Mr. Seng reported that 33 homes sold and closed in Continental Ranch and 12 homes in Sunflower; postage machine lease expired. **MOTION (Lambert/Vollbrecht)** to approve 5-year lease renewal, 5 in favor/1 opposed (Westphal); motion approved. Mr. Seng reported that the play structure replacement at River's Edge parcel scheduled for installation week of May 18th, construction fencing to cost \$320; splash pad temporarily closed for contractor to make repairs and adjustments; spa scheduled for two day closure for maintenance cleaning of circulation lines; management and landscape committee working with landscape contractor to address weeds throughout common areas; texture installed on deck repair patch at Community Center pool; HVAC service completed; reserve study updates in progress; Easter Egg Hunt event very successful with high turnout and 469lbs of food donated.

XX. Adjournment:

Meeting adjourned at 7:24 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for May 19, 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