

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

May 19, 2015 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Bill Dawes

2nd Vice-President

Nick Westphal

Secretary

Peggy Bracken

Treasurer

Marilyn Stimpson

Director at Large

Al Diaz

Director at Large

Bob Vollbrecht

III. Guests: Shirley Crowder, Centerline Solutions

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:

- April 1, 2015 Covenants
- April 2, 2015 ARC
- April 6, 2015 Pool
- April 6, 2015 Landscape
- April 13, 2015 Finance
- April 16, 2015 ARC

VII. Approval of Minutes:

a. April 21, 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. Request to Board

a. **Additional Pool Guests**

X. Activities / Events:

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next event scheduled for June 8, 2015.

XI. Appointment of Nominating Committee

XII. Finance Committee:

a. **Balance Sheet Report for April 30, 2015:**

Operating Cash	\$497,790.55
Total Cash Reserve	919,603.94
Accounts Receivable	137,773.26
Other Assets	163,502.96
Pre-Paid Income Tax	5,447.00
Pre-Paid Insurance	2,832.00
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April 30, 2015 Total Assets	\$1,726,949.71

XIII. 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 #19989 (Trailer Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

d. **ID #20370 (Boat Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

e. **ID #21819, #20650, #18020, #18211, #18550, #18681, #18837, #27070 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for May 20, 2015 if property is not brought into compliance by May 19, 2015.

- XIV. Pool Committee:**
 - a. **Tree Removal** – recommend to approve proposal from Brijer Resources to remove Mesquite Tree next to Windmill Pool.

- XV. Landscape Committee:**
 - a. **Phobos Tree Replacement** – recommend to approve installation of two 24-inch box Swan Hill Olive Trees to replace trees removed due to witches’ broom.

 - b. **Twin Peaks Monument boulders** – recommend to approve proposal for installation of two boulders at the Twin Peaks Monument.

- XVI. Architectural Review Committee:** No recommendations this month

- XVII. New Business:**
 - a. **Splash Pad Tank Covers**
flush man-hole cover or fake stone

 - b. **Rodent Control Contract**

- XVIII. Old Business**
 - a. **Newsletter Mailing Frequency**

 - b. **Office Phone System Replacement**

- XIX. Manager Report:** Provided at meeting

- XX. Adjourn to Executive Session**