

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
May 19, 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. Bob Vollbrecht, Director at Large; Mr. Al Diaz, Director at Large. Also present: Mr. Josh Seng, Community Manager; 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:**

Shirley Crowder, Centerline Solutions.

**IV. President's Message:**

Mr. Lambert reported that the new play structure at River's Edge turned out nice and expressed concerns about the hard water deposit buildup on splash pad.

**V. Adopt the Agenda:**

**MOTION (Westphal/Vollbrecht)** to adopt the May 19, 2015 Board Meeting Agenda with addition of Covenants items a. – e. to the consent agenda. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: April 1, 2015 Covenants; April 2, 2015 ARC; April 6, 2015 Pool; April 6, 2015 Landscape; April 13, 2015 Finance; April 16, 2015 ARC; Covenants items a. – e. **MOTION (Stimpson/Bracken)** to accept consent agenda. Unanimously approved.

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

**a. MOTION (Lambert/Bracken)** to approve the April 21, 2015 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

None.

**IX. Requests to the Board**

**a. Additional Pool Guests – MOTION (Lambert/Westphal)** to deny request for owner to bring additional guests into the pool area. Unanimously approved.

**b. Jumping Castle –** Board gave consent to allow Jumping Castle use in the Community Center Parking Lot provided that proof of insurance was submitted to CRCA prior to the event.

- X. Activities / Events:**  
*The following was noted-*
- a. Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be June 8<sup>th</sup>
- XI. Appointment of Nominating Committee** – Mr. Lambert appointed owners Glenn Hesterlee, John Abraham, Doug Childress, Al Diaz, and Dave Lawrence to the 2015 Nominating Committee as required by the CRCA Bylaws.
- 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; April 30, 2015 Total Assets \$1,726,949.71.
- XIII. Covenants Committee:**  
*\*Items a. - e. approved on the 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 #19989 (Trailer Parking)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - d. ID #20370 (Boat Parking)** – \$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)** - \$25 fine and 30-day pool suspension & lot cleanup scheduled for May 20, 2015 if property not brought into compliance by May 19, 2015.
- XIV. Pool Committee**
- a. Tree Removal – MOTION (Bracken/Stimpson)** to approve proposal from Brijer Resources to remove Mesquite Tree next to Windmill Pool, NTE \$800, as recommended by the Pool Committee. Unanimously approved.
- XV. Landscape Committee**
- a. Phobos Tree Replacement – MOTION (Stimpson/Diaz)** to approve Titan Resources to install two 24-ince box Swan Hill Olive Trees at the Phobos Drive park, NTE \$490, as recommended by the Landscape Committee. Six in favor, one opposed (Westphal); motion carried.
  - b. Twin Peaks Monument Boulders – MOTION (Diaz/Stimpson)** to approve proposal from Titan Landscape for installation of two boulders at the Twin Peaks Monument, NTE \$351, as recommended by the Landscape Committee.
- XVI. Architectural Review Committee** - No Committee recommendations this month

**XVII. New Business:**

- a. **Splash Pad Tank Covers – MOTION (Stimpson/Diaz)** to approve proposal from Hayes Construction to install manhole covers for access over the splash pad tank, NTE \$2,470. Unanimously approved.
- b. **Rodent Control Contract – MOTION (Lambert/Vollbrecht)** to approve changing companies for Rodent Extermination and to approve the contract for SW Pest Solutions at \$350 per month. Unanimously approved.

**XVIII. Old Business:**

- a. **Newsletter Mailing Frequency – MOTION (Bracken/Lambert)** to postpone. Unanimously approved.
- b. **Office Phone System Replacement – MOTION (Lambert/Bracken)** to postpone. Unanimously approved.

**XIX. Manager Report:**

Mr. Seng reported that 20 homes sold and closed in Continental Ranch and 7 homes in Sunflower; new postage machine arrived and installed; play structure replaced at River's Edge, project went very smooth; Splash Pad operational and decorative decal installed; Security Camera system recorder hard drives failing and recommend replacement. **MOTION (Lambert/Vollbrecht)** to approve Rent-a-techie to replace hard drives for Community Center camera system; motion approved; Mr. Seng reported that the pool monitors started working during the past weekend as scheduled; Community Center pool opened for the season on May 18th as scheduled; minor roof tile repair at Windmill Park, roof company performed work as courtesy repair; Reserve Study update in progress and expected by end of May; April Block Party well attended but several trucks did not show up; Saguaro Aquatics requested a water safety day at Continental Ranch; Board gave consent to allow.

**XX. Adjournment:**

Meeting adjourned by motion (Vollbrecht/Diaz) at 7:41 P.M.  
Executive Session to follow.

**Next Board of Directors Meeting scheduled for June 16, 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*