

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
June 16, 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. Marilyn Stimpson, Treasurer; Mr. Bob Vollbrecht, Director at Large; Mr. Al Diaz, Director at Large. Director Absent: Ms. Peggy Bracken, Secretary, was excused. Also present: Mr. Josh Seng, Community Manager; Stephen Hinchliffe, Project Coordinator; and 1 resident 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 scheduled guests.

**IV. President's Message:**

No report given.

**V. Adopt the Agenda:**

**MOTION (Stimson/Vollbrecht)** to adopt the June 16, 2015 Board Meeting Agenda with addition of Covenants items a., b., e., f. to the consent agenda. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: May 4, 2015 Pool; May 4, 2015 Landscape; May 6, 2015 Covenants; May 7, 2015 ARC; May 11, 2015 Finance; May 21, 2015 ARC; Covenants items a., b., e., f. **MOTION (Westphal/Dawes)** to accept consent agenda. Unanimously approved.

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

**a. MOTION (Stimson/Dawes)** to approve the May 19, 2015 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Resident Holly Tumidajski, Old Well Place, spoke about a pool violation.

**IX. Requests to the Board**

**a. Jumping Castle** – Board gave consent to allow Jumping Castle use at Windmill Park provided that proof of insurance was submitted to CRCA prior to the event and that the castle was placed in the basin area of the park.

- X. Activities / Events:**  
*The following was noted-*
- a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be July 13<sup>th</sup>
- XI. Finance Committee:**
- a. **Balance Sheet Report for May 31, 2015** Operating Cash \$614,266.05; Total Cash Reserve \$919,863.08; Accounts Receivable \$212,627.22; Other Assets \$163,502.96; Pre-Paid Income Tax \$5,447.00; Pre-Paid Insurance \$2,832.00; May 31, 2015 Total Assets \$1,918,538.31.
- XII. Covenants Committee:**  
*\*Items a., b., e., f. 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)** – \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - c. **ID #20370 (Boat Parking)** – violation resolved; no action taken.
  - d. **ID #20216 (Trailer Parking)** – violation resolved; no action taken.
  - e. **ID #20122 (Holiday Lights)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - f. **ID #21250, #26957, #19195, #25486, #20168, #20191 (Weeds)** - \$25 fine and 30-day pool suspension & lot cleanup scheduled for June 17, 2015 if property not brought into compliance by June 16, 2015.
- XIII. Pool Committee**
- a. **Windmill Park Pool Filter Sand Replacement – MOTION (Vollbrecht/Lambert)** to approve Oasis Pool Service to replace the filter sand at the Windmill Park Pool. Unanimously approved; **MOTION (Lambert/Vollbrecht)** to approve Oasis to replace the pump capacitors for Windmill Park Pool pumps. Unanimously approved.
- XIV. Landscape Committee** - No Committee recommendations this month
- XV. Architectural Review Committee** - No Committee recommendations this month
- XVI. New Business:**
- a. **Splash Pad Area Ground Cover – MOTION (Lambert/Dawes)** to approve proposal from Titan Landscape for installation of stamped concrete to finish ground area at edge of splash pad, NTE \$1,615.75. Funds previously allocated to installing light at splash pad to be used for ground cover, and light installation approval rescinded. Unanimously approved.
  - b. **Pool Violations** – Item postponed to executive session
- XVII. Old Business:**
- a. **Newsletter Mailing Frequency – MOTION (Dawes/Diaz)** change newsletter publication frequency to every-other-month; publication months to be January, March, May, July, September, November. Unanimously approved.

- b. **Office Phone System Replacement – MOTION (Lambert/Stimpson)** to approve proposal from Rent-a-techie for replacement of office phones NTE 4,991.30; following reserve study. Unanimously approved.

**XVIII. Manager Report:**

Mr. Seng provided report to Board, not read out loud; 19 homes sold and closed in Continental Ranch and 6 homes in Sunflower; pre-emergent weed spray service underway with 200 signups; turf transition underway; splash pad open and operational but contractor scheduled to return for repairs; options limited for removing hard water deposits from splash pad; security video recorder hard drives replaced at Community Center; pool use extremely high this year; reserve study under final review for finalization and distribution.

**XIX. Adjournment:**

Meeting adjourned by motion at 7:16 P.M.  
Executive Session to follow.

**Next Board of Directors Meeting scheduled for July 21, 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*