

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 21, 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: 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:

- June 1, 2015 Landscape
- June 1, 2015 Pool
- June 3, 2015 Covenants
- June 4, 2015 ARC
- June 8, 2015 Finance
- June 18, 2015 ARC

VII. Approval of Minutes:

a. June 16, 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 August 10, 2015.
- b. **Fall/Halloween Event**

X. Finance Committee:

a. Balance Sheet Report for June 30, 2015:

Operating Cash	\$576,685.91
Total Cash Reserve	931,512.57
Accounts Receivable	164,328.02
Other Assets	163,502.96
Pre-Paid Income Tax	5,447.00
Pre-Paid Insurance	2,832.00
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June 30, 2015 Total Assets	\$1,844,308.46

b. 2015/2016 Annual Budget

XI. 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 \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.

c. ID #20122 (Holiday Lights) – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

d. ID #18925, #19865 (Trash Cans) – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

e. ID #22554, #26166 (Weeds) – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for July 22, 2015 if property is not brought into compliance by July 21, 2015.

- XII. Pool Committee:** No recommendations this month
- XIII. Landscape Committee:**
- a. **Windmill Park Turf Irrigation** – Recommend to approve of proposal from Titan Landscape for replacement of turf irrigation system at Windmill Park, NTE \$77,592.
 - b. **Granite Replenishment** – Recommend to approve Titan Landscape to install landscape gravel to common areas in parcel 15-C, NTE \$10,000, following the reserve study.
- XIV. Architectural Review Committee:**
- a. **Appointment of Committee Member** – Recommend to appoint Cindy Snider to the CRCA Architectural Review Committee.
- XV. New Business:**
- a. **Large Tree Pruning**
 - b. **Windmill Pool Restroom Remodel**
- XVI. Old Business:** No Old Business
- XVII. Manager Report:** Provided at meeting
- XVIII. Adjourn to Executive Session**