

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
July 21, 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 7 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 scheduled guests.

**IV. President's Message:**

Mr. Lambert announced the upcoming Town of Marana meeting in Continental Ranch.

**V. Adopt the Agenda:**

**MOTION (Bracken/Diaz)** to adopt the July 21, 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: June 1, 2015 Pool; June 1, 2015 Landscape; June 3, 2015 Covenants; June 4, 2015 ARC; June 8, 2015 Finance; June 18, 2015 ARC; Covenants items a. - e. **MOTION (Dawes/Diaz)** to accept consent agenda. Unanimously approved.

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

a. **MOTION (Stimpson/Vollbrecht)** to approve the June 16, 2015 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Resident Doug Childress thanked the Board for their service.

Resident Katie Romero requested the Board's consideration of a play structure at the playground on Phobos Drive.

**IX. Activities / Events:**

*The following was noted-*

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be August 10<sup>th</sup>.

b. **Fall/Halloween Event** - various options discussed; no action taken.

**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; June 30, 2015 Total Assets \$1,844,308.46.
- b. **2015/2016 Annual Budget – MOTION (Lambert/Stimpson)** to approve 2015/2016 Annual Budget as presented by the Finance Committee. Unanimously approved.

**XI. Covenants Committee:**

*\*All items 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)** – \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #20122 (Holiday Lights)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #18925, #19865 (Trash Cans)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #22554, #26166 (Weeds)** – \$25 fine and 30-day pool suspension & lot cleanup scheduled for July 22, 2015 if property not brought into compliance by July 21, 2015.

**XII. Pool Committee** – No Committee recommendations this month

**XIII. Landscape Committee**

- a. **Windmill Park Turf Irrigation – MOTION (Lambert/Vollbrecht)** to postpone project until Spring 2016 and rollover unused 2015 landscape budget funds into 2016 for use on irrigation project. Unanimously approved.
- b. **Granite Replenishment – MOTION (Dawes/Stimpson)** to approve installation of landscape gravel to common areas in parcel 15-c by Titan Landscape, NTE \$10,000, following the reserve study and as recommended by the Landscape Committee. Unanimously approved.

**XIV. Architectural Review Committee**

- a. **Appointment of Committee Member – MOTION (Stimpson/Diaz)** to appoint Cindy Snider to the CRCA Architectural Review Committee. Unanimously approved.

**XV. New Business:**

- a. **Large Tree Pruning – MOTION (Dawes/Bracken)** to approve proposal from Brijer Resources for pruning of two large mesquite trees located at Twin Peaks & Palm Canyon and Twin Peaks & Clover, NTE \$400. Unanimously approved.
- b. **Windmill Pool Restroom Remodel – MOTION (Bracken/Dawes)** to approve the proposal from Strongbuilt Enterprise LLC for remodel of the Windmill Pool Restrooms NTE \$41,548.66, plus the material costs for tile. Unanimously approved.

**XVI. Old Business – No Old Business**

**XVII. Manager Report:**

Mr. Seng provided report to Board; 30 homes sold and closed in Continental Ranch and 8 homes in Sunflower; Nominating Committee presented to the Board the following members for their slate of candidates: Bill Cicala, Bill Dawes, Marilyn Stimpson, and Nicholas Westphal; an ARC variance request was received concerning pool construction setbacks from the home, **MOTION (Lambert/Westphal)** to allow ARC approval of ARC application, unanimously approved; splash pad contractor continuing to work on resolving issues; splash pad tank cover construction nearly complete; annual Reserve Study finalized; office phone replacement project underway.

**XVIII. Adjournment:**

Meeting adjourned by motion at 7:17 P.M.  
Executive Session to follow.

**Next Board of Directors Meeting scheduled for August 18, 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*