

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 18, 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:

- July 1, 2015 Covenants
- July 2, 2015 ARC
- July 6, 2015 Landscape
- July 8, 2015 Nominating
- July 13, 2015 Finance
- July 15, 2015 Nominating
- July 16, 2015 ARC

VII. Approval of Minutes:

a. July 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. Homeowner Requests
a. Request for ARC variance

X. Activities / Events:
a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next event scheduled for September 14, 2015.

XI. Finance Committee:

a. **Balance Sheet Report for July 31, 2015:**

Operating Cash	\$493,966.17
Total Cash Reserve	936,755.00
Accounts Receivable	146,709.12
Other Assets	163,502.96
Pre-Paid Income Tax	5,447.00
Pre-Paid Insurance	2,832.00
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July 31, 2015 Total Assets	\$1,749,212.25

XII. Election Committee
a. **Balloting Services for Annual Election**
b. **Appoint Election Committee Members**

XIII. Covenants Committee:

a. **ID #25802 (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 #19865 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

e. **ID #19201, #19129, #21355 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for August 19, 2015 if property is not brought into compliance by August 18, 2015.

- XIV. Pool Committee:**
 - a. **Community Center Pool Hours of Operation** – Recommend seasonal closure of Community Center Pool to be September 14, 2015.

- XV. Landscape Committee:**
 - a. **Phobos Tot Lot Trees** – Recommend amending previous approval using larger sized trees.
 - b. **Common Area Tree Removal** – Recommend to approve proposal from Brijer Resources to remove tree from WAPA easement common area.

- XVI. New Business:**
 - a. **Code of Conduct Resolution Update**

- XVII. Old Business:** No Old Business

- XVIII. Manager Report:** Provided at meeting

- XIX. Adjourn to Executive Session**