

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
August 18, 2015 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Bill Dawes, 1st Vice-President; Mr. Nick Westphal, 2nd 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; and 4 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:

No report given.

V. Adopt the Agenda:

MOTION (Diaz/Westphal) to adopt the August 18, 2015 Board Meeting Agenda with addition of Covenants items a. - e. to the consent agenda and removal of Landscape item a. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: 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; Covenants items a. - e. **MOTION (Westphal/Diaz)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

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

VIII. Homeowner Forum:

Resident Doug Childress thanked the Board for their service.

IX. Activities / Events:

The following was noted-

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next to be September 14th.

- X. 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; July 31, 2015 Total Assets \$1,749,212.25.
- XI. Election Committee**
- a. **Balloting Services for Annual Election – MOTION (Westphal/Bracken)** to not use CPA firm for 2015 election balloting services. Unanimously approved.
 - b. **Appoint Election Committee Members** – Doug Childress, Peggy Bracken, Dave Lawrence, Glenn Hesterlee, and Al Diaz were appointed to the 2015 Election Committee; with Nancy Lambert appointed as an alternate.
- XII. Covenants Committee:**
- *All items approved on the consent agenda*
- a. **ID #25802 (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 #19865 (Trash Cans)** – \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - e. **ID #19201, #19129, #21355 (Weeds)** – \$25 fine and 30-day pool suspension & lot cleanup scheduled for August 19, 2015 if property not brought into compliance by August 18, 2015.
- XIII. Pool Committee:**
- a. **Community Center Hours of Operation – MOTION (Lambert/Vollbrecht)** to set date for seasonal closure of the Community Center Pool for September 14, 2015. Five in favor, two opposed (Westphal/Dawes); motion passed.
- XIV. Landscape Committee**
- a. **Phobos Tot Lot Trees** – *item struck from the agenda.*
 - b. **Common Area Tree Removal – MOTION (Lambert/Bracken)** to approve proposal from Brijer Resources for removal of tree from WAPA easement common area, NTE \$200, as recommended by the Landscape Committee. Unanimously approved.
- XV. New Business:**
- a. **Code of Conduct Resolution Update – MOTION (Dawes/Diaz)** to approve revised Code of Conduct at presented. Unanimously approved.
- XVI. Old Business – No Old Business**
- XVII. Manager Report:**
- Mr. Seng provided report to Board; 15 homes sold and closed in Continental Ranch and 3 homes in Sunflower; Deadline for candidates to petition onto the slate: August 21 at 5pm; Board meets on August 21st to official finalize the slate of candidates; common area embankment next to a resident's

property suffering erosion and bid received from contractor to repair, **MOTION (Westphal/Lambert)** to approve proposal from Strongbuilt Enterprises for repair of the erosion in the common area on Deimos, NTE 655.60; unanimously approved. Mr. Seng reported the contractor still addressing issues with the splash pad; office phone replacement expected to be complete soon; rodent extermination treatment increased for July and August to get property caught up.

XVIII. Adjournment:

Meeting adjourned at 7:06 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for September 15, 2015 at 6:45 P.M. at Community Center.

Marilyn Stimpson, Secretary

Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors