

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

September 15, 2015 at 6:45 pm

### I. Call to Order

### II. Roll Call

**President**

**John Lambert**

**1<sup>st</sup> Vice-President**

**Bill Dawes**

**2<sup>nd</sup> 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:**

- August 3, 2015 Pool
- August 3, 2015 Landscape
- August 5, 2015 Covenants
- August 6, 2015 ARC
- August 10, 2015 Finance
- August 20, 2015 ARC

### VII. Approval of Minutes:

- a. **August 18, 2015 Board Meeting Minutes**
- b. **August 21, 2015 Board Certify Slate of Candidates Meeting Minutes**
- c. **August 21, 2015 Emergency Executive Board Meeting**

**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 from Rattlesnake Ridge Elem.

**X. Activities / Events:**

a. **Food Truck Roundup** – every 2nd Monday at Windmill Park; next event scheduled for October 12, 2015.

**XI. Pool Committee:** Meeting held after Board Agenda was set

**XII. Landscape Committee:** Meeting held after Board Agenda was set

**XIII. Finance Committee:**

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

|                     |              |
|---------------------|--------------|
| Operating Cash      | \$432,037.90 |
| Total Cash Reserve  | 951,358.33   |
| Accounts Receivable | 137,816.91   |
| Other Assets        | 163,502.96   |
| Pre-Paid Income Tax | 5,447.00     |
| Pre-Paid Insurance  | 2,832.00     |

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August 31, 2015 Total Assets \$1,692,995.10

**XIV. Election Committee Procedure**

a. **Approval of Procedure for 2015 Election**

**XV. 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 \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #27089 & #21169 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21169 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #21169 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- g. **ID #17812, #18550, #19380, #19821, #21169 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for September 16, 2015 if property is not brought into compliance by September 15, 2015.

**XVI. New Business:**

- a. **Covenants Violation ID #18701 (Boat)**
- b. **Windmill Office Roof Tile Repairs**
- c. **Landlord Lease Compliance**
- d. **Pre-Sale Inspection Findings**

**XVII. Old Business:** No Old Business

**XVIII. Manager Report:** Provided at meeting

**XIX. Adjourn to Executive Session**