

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 13, 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: Shirley Crowder, Centerline Solutions

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:

- September 2, 2015 Covenants
- September 14, 2015 Landscape
- September 3, 2015 ARC
- September 17, 2015 ARC

VII. Approval of Minutes:

a. September 15, 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 November 9, 2015.
- b. **Holiday Decorating Contest**
- c. **Photos with Santa**

X. Pool Committee: No Recommendations

XI. Landscape Committee:

- a. **Plant Replacements Parcel 15-c** – recommend to approve the replacement of dead/missing plants in Parcel 15-c, NTE \$662.
- b. **Planter Bed Irrigation Repair** – recommend to approve proposal from Landtamers Landscaping for repair of irrigation to the Desert Traditions planter bed, NTE \$325.

XII. Finance Committee:

- a. **Balance Sheet Report for September 30, 2015:**
Figures not available as of the publication date of the Board Agenda

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 \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #21169 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21169 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #25025, #18194, #40658 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #22589 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19980 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for October 14, 2015 if property is not brought into compliance by October 13, 2015.
- i. **ID #26471, #18833, #19383, 18505 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for October 14, 2015 if property is not brought into compliance by October 13, 2015.

XIV. New Business:

- a. Annual Financial Audit
- b. Association Management Contract Renewal
- c. Tax Parcel Consolidation
- d. Annual Cleaning of Community Center Chairs
- e. Storage Shed Ventilation

XV. Old Business:

- a. Landlord Lease Compliance
- b. Pre-Sale Inspection Findings

XVI. Action-in-Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Rent-a-techie for replacement and configuration of office server computer, NTE \$2,929.79.

XVII. Manager Report: Provided at meeting

XVIII. Adjourn to Executive Session