

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 17, 2015 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Nick Westphal

2nd Vice-President

Bill Dawes

Secretary

Al Diaz

Treasurer

Marilyn Stimpson

Director at Large

Bill Cicala

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:

- October 1, 2015 ARC
- October 5, 2015 Pool
- October 5, 2015 Landscape
- October 7, 2015 Covenants
- October 15, 2015 ARC

VII. Approval of Minutes:

- a. **October 13, 2015 Board Meeting Minutes**
- b. **October 22, 2015 Board Organizational 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**
- b. **Holiday Decorating Contest** – Judging Dec 16th (need volunteers)
- c. **Photos with Santa** – Dec 5th at Windmill Office

X. Pool Committee: No Recommendations

XI. Landscape Committee:

- a. **Split Rail Fence Parcel 3 Park** – recommend to approve proposal from Desert Knights Landscaping for replacement of split rail fence, NTE \$1,150.

XII. Finance Committee:

a. Balance Sheet Report for October 31, 2015:

Operating Cash	\$545,395.40
Total Cash Reserve	963,913.19
Accounts Receivable	124,340.67
Other Assets	163,502.96
Pre-Paid Income Tax	5,447.00
Pre-Paid Insurance	2,832.00

October 31, 2015 Total Assets \$1,805,431.22

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 \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21169 (Unsightly Material)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **IS #21169 (landscape Parking)** – Recommend a \$50 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 #25025 (Trash Cans)** - a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- i. **ID #17780 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #17799, #18652, #19178 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 18, 2015 if property is not brought into compliance by November 17, 2015.
- k. **ID #21225 (Dead Trees)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 18, 2015 if property is not brought into compliance by November 17, 2015.
- l. **ID #27092 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for November 18, 2015 if property is not brought into compliance by November 17, 2015.

XIV. New Business:

- a. **Annual Backflow Certifications**
- b. **Office Computer Replacement**
- c. **Community Center Remodel**

XV. Old Business:

- a. **Landlord Lease Compliance**

XVI. Manager Report: Provided at meeting

XVII. Adjourn to Executive Session