

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 15, 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:

- a. Joe Higgins, Leman Academy
- b. 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:

- | | |
|------------------------------|----------------------------|
| ▪ November 2, 2015 Pool | ▪ November 5, 2015 ARC |
| ▪ November 2, 2015 Landscape | ▪ November 9, 2015 Finance |
| ▪ November 4, 2015 Covenants | ▪ November 19, 2015 ARC |

VII. Approval of Minutes:

- a. November 17, 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
- b. Holiday Decorating Contest

X. Finance Committee:

a. Balance Sheet Report for November 30, 2015:

Operating Cash	\$636,780.08
Total Cash Reserve	974,802.68
Accounts Receivable	218,517.61
Other Assets	163,502.96
Pre-Paid Income Tax	5,447.00
Pre-Paid Insurance	2,832.00

November 30, 2015 Total Assets	\$2,001,882.33
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XI. Pool Committee:

- a. **2016 Swim Lessons** – Recommend accepting proposal from Saguaro Aquatics for CRCA swim lessons in summer of 2016.

XII. Landscape Committee:

- a. **Coachline Plantings** – Recommend to plant eighteen 15-gallon oleander shrubs along Coachline Blvd near Palm Brook Drive.
- b. **Annual Upper Tree Pruning** – Recommend to approve proposal from Brijer Resources for upper tree pruning throughout all CRCA common areas.
- c. **Irrigation System Replacement** – Recommend replacement of poly tubing lines with PVC lines along parcel 47/69 and at Yellow Moon Park.

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 #21169 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #21169 (Unsightly Material)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21169 (Landscape Parking)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- f. **ID #22589 (Trailer Parking)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #25025 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19377 (Unsightly Materials)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #17780, #20209, #20547 (Trash Cans)** - Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #18637, #20122 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for December 16, 2015 if property is not brought into compliance by December 15, 2015.
- k. **ID #22554, #23193, #18487, #22497 (Tree Encroachment)** - Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for December 16, 2015 if property is not brought into compliance by December 15, 2015.

XIV. New Business:

- a. **Wireless Communications Facility (Verizon Cell Tower)**

XV. Old Business: None

XVI. Manager Report: Provided at meeting

XVII. Adjourn to Executive Session