

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

January 19, 2016 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

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:

- December 2, 2015 Covenants
- December 3, 2015 ARC
- December 7, 2015 Pool
- December 7, 2015 Landscape
- December 14, 2015 Finance
- December 17, 2015 ARC

VII. Approval of Minutes:

- a. December 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
- b. Annual Easter Egg Hunt

X. Finance Committee:

a. Balance Sheet Report for December 31, 2015:

Operating Cash	\$583,058.50
Total Cash Reserve	983,922.05
Accounts Receivable	177,887.30
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00

December 31, 2015 Total Assets \$1,911,084.81

XI. Pool Committee:

- a. **Concrete Tables** – Recommend accepting proposal from Precision Precast for six new concrete tables at a cost NTE \$4,688, following the reserve study.
- b. **Pool Umbrellas** – Recommend accepting proposal from Two Kings Hospitality for two new table umbrellas NTE \$1,333, following the reserve study.
- c. **Community Center Pool Deck** – Recommend accepting proposal from Saguaro Pool to repair deck.
- d. **Pony Wall Staining** – Recommend accepting proposal from Approved Painting to re-stain concrete wall caps around Windmill Pool & Park area.

XII. Landscape Committee: No recommendations this month

XIII. Covenants Committee:

- a. **ID #18390 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #21169 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21169 (Unightly Material)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #21108 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21687 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension to be imposed if trailer is witnessed by covenants inspection within the next 90-days.
- f. **ID #19122 (Vehicle Restriction)** - Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #17784 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- h. **ID #21819, #27070 (Weeds)** - Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for January 20, 2016 if property is not brought into compliance by January 19, 2016.

XIV. New Business:

- a. **Association Insurance Policy Renewal**
- b. **Windmill Parking Lot Asphalt Seal**
- c. **Community Center Facility Cameras**
- d. **Rip Rap Repair**

XV. Old Business:

- a. **Community Center Remodel**

XVI. Manager Report: Provided at meeting

XVII. Adjourn to Executive Session