

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

February 16, 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: 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:

- January 4, 2016 Pool
- January 4, 2016 Landscape
- January 6, 2015 Covenants
- January 7, 2015 ARC
- January 11, 2015 Finance
- January 21, 2015 ARC

VII. Approval of Minutes:

a. January 19, 2016 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 January 31, 2016:

Operating Cash	\$507,545.56
Total Cash Reserve	983,264.13
Accounts Receivable	160,571.18
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00

January 31, 2016 Total Assets	\$1,817,597.83
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XI. Landscape Committee:

- a. **Cactus Removal** – Recommend approval of proposal from Landtamers Landscaping to remove cactus in common area behind Running Bear Drive, NTE \$350.
- b. **Windmill Park Irrigation System Replacement** – Recommend approval of proposal from Terra Environmental Services LLC for replacement of irrigation system for turf fields at Windmill Park, NTE \$48,885.
- c. **Twin Peaks Median Plantings** – Recommend approval of replacement of missing penstemon plants in the Twin Peaks median, near Clover Way.

XII. Pool 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 #17784 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- 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 #19443 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19821 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #17724, #19949 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for February 17, 2016 if property is not brought into compliance by February 16, 2016.
- j. **ID #25585, #22908, #20798, #17724, #18018, #18492, #26875, #19103, #20158 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for February 17, 2016 if property is not brought into compliance by February 16, 2016.

XIV. New Business:

- a. **Community Center Blinds Replacement**
- b. **Community Center Wood Fascia Painting**
- c. **Community Center Light Pole Painting**
- d. **Splash Pad Filter Relocation**
- e. **Splash Pad Area Groundwork**

XV. Old Business:

- a. **Association Insurance Policy Renewal**

XVI. Manager Report: Provided at meeting

XVII. Adjourn to Executive Session