

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
March 15, 2016 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Nick Westphal, 1st Vice-President; Mr. Bill Dawes, 2nd Vice-President; Mr. Al Diaz, Secretary; Ms. Marilyn Stimpson, Treasurer; Mr. Bill Cicala, Director at Large; and Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager; and 3 residents in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:45 p.m.

III. Scheduled Guests:

None.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Cicala/Vollbrecht) to adopt the March 15, 2016 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: February 1, 2016 Landscape; February 3, 2016 Covenants; February 4, 2016 ARC; February 8, 2016 Finance; February 18, 2016 ARC **MOTION (Westphal/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Dawes/ Stimpson)** to approve the February 16, 2016 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Resident John Abraham thanked the Board for their service. Resident Doug Childress thanked the Board for their service.

IX. Activities / Events:

The following were noted-

a. **Food Truck Roundup** – next to be April 4, 2016.

b. **Annual Easter Egg Hunt** – Saturday March 26th from 10am-1pm

- X. Finance Committee:**
- a. **Balance Sheet Report for February 29, 2016** Operating Cash \$385,786.41; Total Cash Reserve \$988,092.37; Accounts Receivable \$146,861.27; Other Assets \$157,987.96; Pre-Paid Income Tax \$5,397.00; Pre-Paid Insurance \$2,832.00; February 29, 2016 Total Assets \$1,686,957.01.
- XI. Landscape Committee**
- a. **Irrigation Repair – MOTION (Stimpson/Dawes)** to approve up to \$6,000 in additional funds for miscellaneous irrigation repairs as needed, as recommended by the Landscape Committee. Unanimously approved.
- XII. Pool Committee:**
- a. **Pool Gate Replacement – MOTION (Diaz/Vollbrecht)** to approve proposal from Strongbuilt Enterprise for replacement of entry gates at Windmill Pool NTE \$2,070 and Community Center Pool NTE \$4,140. Unanimously approved.
- XIII. Covenants Committee:**
- a. **ID #19060 & #20370 (Trailer Parking)** – \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - b. **ID #19967, #25773, #51336, #20816, #26277, #22440, #21987, #18550, #18700, #21096, #19302 (Weeds)** – \$25 fine and a 30-day pool suspension & lot cleanup scheduled for March 16, 2016 if property is not brought into compliance by March 15, 2016.
 - c. **ID #19122 (Restricted Vehicle) – MOTION** to impose a \$25 weekly fine and 30-day pool suspension until the property is brought into compliance. Owner requested variance from Board; Board did not approve variance. Unanimously approved.
- XIV. New Business:**
- a. **HVAC Annual Maintenance Contract Renewal – MOTION (Stimpson/Vollbrecht)** to approve renewal of maintenance contract with Hamstra Heating & Cooling for a cost of \$1,677 at Windmill Park and \$1,023 at Community Center. Unanimously approved.
 - b. **Facility Alarm Monitoring Service – MOTION (Dawes/Vollbrecht)** to approve proposal from Tucson Alarm for installation of new equipment at a cost of \$199 plus tax and monthly alarm monitoring of \$79.90 total for community Center and Windmill Park Office. Unanimously approved.
- XV. Old Business:**
- a. **Community Center Blinds Replacement – MOTION (Lambert/Dawes)** to rescind last meeting's approval for blinds and approve proposal from Budget Blinds at a cost NTE \$5,942.21. Unanimously approved.
- XVI. Manager Report:**
- Mr. Seng provided report to Board; in February, 12 homes sold and closed in Continental Ranch and 4 homes in Sunflower; updated Covenants Policy published in March newsletter and effective April 1st; brick pavers and synthetic turf installed next to splash pad; splash pad filter relocation completed prior to opening; Community Center remodel project scheduled to begin March 16th; Community Center fascia and light pole painting scheduled for April 4th; pool area pay phones problems ongoing MOTION (Lambert/Westphal) to remove payphones at both pools, unanimously approved; three pool incidents

reported involving code of conduct issues MOTION (Lambert/Dawes) to impose 30-day suspensions and \$100 fines for each owner, unanimously approved.

XVII. Announcement – Nick Westphal announced that he would be resigning from the Board on May 1st.

XVIII. Adjournment:

Meeting adjourned at 7:23 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for April 19, 2016 at 6:45 P.M. at Windmill Park conference room.

Al Diaz, Secretary

Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors