

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Board Room

April 19, 2016 at 6:45 pm

### I. Call to Order

### II. Roll Call

President

John Lambert

1<sup>st</sup> Vice-President

Nick Westphal

2<sup>nd</sup> 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:

- March 2, 2016 Covenants
- March 3, 2016 ARC
- March 7, 2016 Pool
- March 7, 2016 Landscape
- March 14, 2016 Finance
- March 17, 2016 ARC

### VII.

### VIII. Approval of Minutes:

#### a. March 15, 2016 Board Meeting Minutes

### IX. 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.*

- X. Requests to the Board**
  - a. **Variance Request - Fence**

- XI. Activities / Events:**
  - a. **Food Truck Roundup** – Next scheduled for May 2<sup>nd</sup>
  - b. **Farmers Market** – Beginning May 5<sup>th</sup>
  - c. **Play-Well Lego Camp**

- XII. Finance Committee:**

- a. **Balance Sheet Report for March 31, 2016:**

Operating Cash	\$285,356.49
Total Cash Reserve	994,714.82
Accounts Receivable	134,437.11
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00
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March 31, 2016 Total Assets	\$1,580,725.38

- XIII. Architectural Review Committee**

- a. **Design Guidelines** – Recommend revision of Design Guidelines

- XIV. Landscape Committee:** No recommendations

- XV. Pool Committee:**

- a. **Pool Clock Replacement** – Recommend purchase of a replacement clock for Windmill Park Pool, NTE \$50.
- b. **Splash Pad Aqua Sol Unit** – Recommend approval of proposal from Oasis Pool Service for purchase and installation of chemical controller for the Splash Pad, NTE \$3,062.62.
- c. **Splash Pad Drain Skimmer Baskets** – Recommend purchase of two skimmer baskets from Splash Zone, NTE \$110 per unit.

- XVI. Covenants Committee:**

- a. **ID #20650, #26330, #19302, #22084 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #25540 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21987 (Unightly materials)** - Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #19776, #19974, #20605, #20650, #20760, #20816, #26232, #26230, #25485, #19201, #20120 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for April 20, 2016 if property is not brought into compliance by April 19, 2016.

**XVII. New Business:**

- a. 15-Minutes Parking Stalls at Windmill Park
- b. Community Center Furniture Replacement
- c. Office Laptop Computer Replacement
- d. Windmill Basin Drainage Repair
- e. Long Creek Common Area Drainage Repair

**XVIII. Old Business:**

**XIX. Manager Report:** Provided at meeting

**XX. Adjourn to Executive Session**