

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Conference Room
May 17, 2016 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, 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. Stephen Hinchliffe, Project Coordinator; and approximately 9 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 scheduled.

IV. President's Message:

Mr. Lambert brought attention to issues with the Windmill Park baseball field including dogs being off leash and owners not picking up dog waste.

V. Adopt the Agenda:

MOTION (Cicala/Vollbrecht) to adopt the May 17, 2016 Board Meeting Agenda as amended with addition to New Business of Item-B Storage Shed Regulations. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: April 4, 2016 Pool; April 4, 2016 Landscape; April 6, 2016 Covenants; April 7, 2016 ARC; April 21, 2016 ARC. **MOTION (Dawes/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Dawes/Cicala)** to approve the April 19, 2016 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. John Officer introduced himself, and announced his intention to run for Marana Town Council. Resident Doug Childress thanked the Board for their service, and complimented the Community Center remodel project. Resident John Abraham thanked the Board for their service, and complimented the Community Center remodel project. Resident Terry Garner discussed easement concerns.

IX. Request to the Board:

a. **Variance Request – MOTION (Lambert/Dawes)** to deny the request for variance request for shed exceeding height in guidelines. Two in favor (Lambert/Dawes), four opposed; motion failed.

MOTION (Cicala/Stimpson) to postpone decision pending more information. Four in favor, two opposed (Lambert/Dawes); motion passed.

X. Activities / Events:

The following were noted-

- a. **Food Truck Roundup** – Next to be June 6, 2016.
- b. **Farmers Market** – Every Thursday morning.
- c. **Play-Well Lego Camp** – Scheduled for July 11th – 15th.

XI. Finance Committee:

- a. **Balance Sheet Report for April 30, 2016** Operating Cash \$478,815.75; Total Cash Reserve \$1,003,276.06; Accounts Receivable \$124,849.53; Other Assets \$157,987.96; Pre-Paid Income Tax \$5,397.00; Pre-Paid Insurance \$2,832.00; April 30, 2016 Total Assets \$1,773,158.30.

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee: No recommendations

XIV. Pool Committee: No recommendations

XV. Covenants Committee:

- a. **ID #20650, #26330, #22084, #47196, #25117 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #19989 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21257 (Landscape Parking)** - Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #19360 (Vehicle Restriction)** – Recommend no action.
- e. **ID #19989 (ARC Design Guidelines)** - Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #26907, #20025, #5247, #19176 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for May 18, 2016 if property is not brought into compliance by May 17, 2016.

MOTION (Cicala/Vollbrecht) to approve all covenants violations as recommended by the Covenants Committee. Unanimously approved.

XVI. New Business:

- a. **Pest Treatment of Irrigation Valve Boxes – MOTION (Cicala/Stimpson)** to approve proposal from Southwest Pest Solutions to pesticide treat all irrigation valve boxes at a cost of \$5 per box (estimated 100 boxes total). Unanimously approved.
- b. **Storage Shed Regulations** – Mr. Lambert directed Mr. Hinchliffe to have the Architectural Review Committee draft regulations prohibiting industrial-style sheds.

XVII. Old Business:

None

XVIII. Manager Report:

Mr. Hinchliffe provided report to Board; in April, 17 homes sold and closed in Continental Ranch and 3 homes in Sunflower; revised Architectural Review Committee applications and Design Guidelines were published on the CRCA Website and uploaded into CondoCerts for the document packages; tree removal and wall repair in progress; pool monitor interviews completed, monitors start on May 20; Community Center remodel completed; new alarm system installed by Tucson Alarm (formerly Guard Pro) can now be accessed & controlled via web interface and usage records automatically e-mailed; 15-minute parking signs installed, height to be reduced; refund requested from contractor for office phones; Reserve Study site visit completed, report in progress; May Food Truck event had 4 trucks and a good community turnout, next event scheduled for June 6.

XIX. Adjournment:

Meeting adjourned at 7:31 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for June 21, 2016 at 6:45 P.M. at Community Center.

Al Diaz, Secretary

Minutes submitted by Stephen Hinchliffe, Project Coordinator as approved by the Board of Directors