

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Conference Room
June 21, 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; and Mr. Bob Vollbrecht, Director at Large. Mr. Bill Cicala, Director at Large was absent/excused. Also present: Mr. Josh Seng, Community Manager; and approximately 6 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 announced the termination of landscape maintenance contract with Landtamers Landscaping, and hiring of Complete Landscaping Inc. MOTION (Lambert/Diaz) to retain funds to cover replacement of dead plants. Unanimously approved. MOTION (Lambert/Vollbrecht) to authorize Complete Landscaping to address immediate issues upon taking over the maintenance. Unanimously approved.

V. Adopt the Agenda:

MOTION (Dawes/Vollbrecht) to adopt the June 21, 2016 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 2, 2016 Pool; May 2, 2016 Landscape; May 4, 2016 Covenants; May 5, 2016 ARC; May 19, 2016 ARC. **MOTION (Dawes/Stimpson)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. MOTION (Dawes/Diaz) to approve the May 17, 2016 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

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

IX. Request to the Board:

a. Covenants Request – Resident Gus Aguilar expressed concerns about a property on his street.

X. Activities / Events:

The following were noted-

- a. **Food Truck Roundup** – No event in July.
- b. **Farmers Market** – Every Thursday morning.
- c. **Play-Well Lego Camp** – Scheduled for July 11th – 15th.

XI. Finance Committee:

- a. **Balance Sheet Report for May 31, 2016** Operating Cash \$628,959.75; Total Cash Reserve \$1,010,246.79; Accounts Receivable \$192,734.38; Other Assets \$157,987.96; Pre-Paid Income Tax \$5,397.00; Pre-Paid Insurance \$2,832.00; May 31, 2016 Total Assets \$1,998,157.88.

XII. Architectural Review Committee:

- a. **Design Guideline Revisions** – MOTION (Dawes/Vollbrecht) to approve revision to the shed regulations in the Design Guidelines, as presented, as recommended by the Architectural Review Committee. Unanimously approved.

XIII. Landscape Committee:

- a. **Rain Master Communications Modules** – MOTION (Dawes/Stimpson) to approve replacement of 18 communications modules for the Rain Master irrigation controllers by a Rain Master technician, NTE \$5,000. Unanimously approved.

XIV. Pool Committee: No recommendations

XV. Covenants Committee:

- a. **ID #20650, #26330, #18152, #19143 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #21279, #22224, #18301 (Unsightly Materials)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #22248, #19709, #23211 (Weeds)** – Recommend a \$25 fine and a 30-day pool suspension & lot cleanup scheduled for June 22, 2016 if property is not brought into compliance by June 21, 2016.

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

XVI. New Business:

- a. **Baseball Field Gate** – **MOTION (Lambert/Dawes)** to approve proposal from American Fence to install gate in north corner of baseball field. Unanimously approved.

XVII. Old Business:

None

XVIII. Action-in-Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposals from Oasis Pool Service for replacement of spa heater and spa filter sand at a cost NTE \$3,310.00 and \$575.00, respectively.

- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby appoints the following members to the Nominating Committee: Bill Cicala, Bill Dawes, Dave Lawrence, John Abraham, Marilyn Stimpson

XIX. Manager Report:

Mr. Seng provided report to Board; in May, 24 homes sold and closed in Continental Ranch and 15 homes in Sunflower; Complete Landscape scheduled to begin July 1st; resident pre-emergent spray service completed; pesticide extermination of irrigation boxes completed; key card system database under repair; replacement of pool gates scheduled; splash pad cleaning scheduled; Reserve Study nearly complete; community center chairs expected within 4 weeks.

- XX. *Board Appointment:** MOTION (Lambert/Diaz) to appoint owner Doug Childress to fill vacant seat on the Board of Directors. Unanimously approved.

XXI. Adjournment:

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

Next Board of Directors Meeting scheduled for July 19, 2016 at 6:45 P.M. at Community Center.

Al Diaz, Secretary

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