

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Conference Room
July 19, 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. Doug Childress, Mr. Bill Cicala, and Mr. Bob Vollbrecht, Directors at Large. Also present: Mr. Josh Seng, Community Manager; and approximately 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 scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Cicala/Diaz) to adopt the July 19, 2016 Board Meeting Agenda as amended, with addition of item-B under New Business. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 1, 2016 Covenants; June 2, 2016 ARC; June 6, 2016 Pool; June 6, 2016 Landscape; June 16, 2016 ARC. **MOTION (Cicala/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

a. **MOTION (Childress/Dawes)** to approve the June 21, 2016 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Remarks from resident Dave Lawrence.

IX. Activities / Events:

The following was noted-

a. **Farmers Market** – Every Thursday morning.

X. Finance Committee:

- a. **Balance Sheet Report for June 30, 2016** Operating Cash \$562,656.81; Total Cash Reserve \$1,021,354.78; Accounts Receivable \$154,205.29; Other Assets \$157,987.96; Pre-Paid Income Tax \$5,397.00; Pre-Paid Insurance \$2,832.00; June 30, 2016 Total Assets \$1,904,433.84.
- b. **2016-2017 Budget** – MOTION (Lambert/Childress) to approve annual budget as presented. No increase in dues noted. Unanimously approved.

XI. Architectural Review Committee:

No recommendations

XII. Pool Committee:

No recommendations

XIII. Landscape Committee:

- a. **Irrigation System Replacements** – MOTION (Childress/Vollbrecht) to approve replacement of irrigation at River’s Edge, Desert Sage, Desert Vista, Coyote Crossing, and Desert Traditions, NTE \$13,829.84, from reserves as recommended by the Landscape Committee. Unanimously approved. *Management noted that the approved proposals only included portions of the systems; Board requested pricing on full system replacements.

XIV. Covenants Committee:

- a. **ID #20650, #22224 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #20209 (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.
ID #20413, #19989 (Trailer Parking) – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

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

XV. New Business:

- a. **Storm Basin Pump** – MOTION (Childress/Dawes) to approve purchase of pump and accessories from Northern Tool, NTE \$1,200 plus tax & shipping. Unanimously approved.
- b. **Process for Filing Board Vacancies** – No action taken.

XVI. Old Business:

None

XVII. Action-in-Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Complete Landscaping for the replacement of the Windmill Park turf irrigation system, at a cost of \$53,465.00.

XVIII. Manager Report:

Mr. Seng provided report to Board; in June, 22 homes sold and closed in Continental Ranch and 6 homes in Sunflower; annual reserve study completed; new landscape contractor, Complete Landscaping, began on July 1st; Windmill turf irrigation replacement scheduled to begin on August 15th; replacement of the pool gates completed; pool keycard system failed and was replaced on an emergency basis; office phone system installed; Community Center replacement chairs delivered, scheduled for scotch guard treatment, old chairs scheduled for pickup by Salvation Army; Nominating Committee met as required by the Bylaws and recommended their slate of candidates to the Board, Board to certify slate on August 19th per the Bylaws; contractor for Community Center remodel agreed to return to clean and seal the grout and repair drywall damaged from an HVAC leak.

XIX. Adjournment:

Meeting adjourned at 7:18 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for August 16, 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