

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 20, 2016 at 6:45 pm

I. Call to Order

II. Roll Call

President	John Lambert
2nd Vice-President	Bill Dawes
Secretary	Al Diaz
Treasurer	Marilyn Stimpson
Director at Large	Doug Childress
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:

- July 6, 2016 Covenants
- July 7, 2016 ARC
- July 11, 2016 Pool
- July 11, 2016 Landscape
- July 21, 2016 ARC
- August 1, 2016 Landscape
- August 3, 2016 Covenants
- August 4, 2016 ARC
- August 18, 2016 ARC

VII. Approval of Minutes:

- a. **July 19, 2016 Board Meeting Minutes** (*no meeting in August*)

VIII. 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.

IX. Requests to the Board

a. **Variance Request** – temporary screening

X. Finance:

a. **Balance Sheet Report for July 31, 2016:**

Operating Cash	\$462,418.33
Total Cash Reserve	994,495.06
Accounts Receivable	136,317.52
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00

July 31, 2016 Total Assets \$1,759,447.87

b. **Balance Sheet Report for August 31, 2016:**

Operating Cash	\$375,103.10
Total Cash Reserve	1,008,649.89
Accounts Receivable	123,516.93
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00

August 31, 2016 Total Assets \$1,673,486.88

XI. Election Committee:

a. **Approval of Procedure for 2016 Election**

XII. Covenants Committee:

Recommendations from August-

- a. **ID #20650, #22224, #52546 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #20565 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #25747 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

Recommendations from September-

- a. **ID #20650, #22224, #52546 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- b. **ID #52395 (Unightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #20659 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #22224 (Sidewalk Encroachment)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/2016 if the property is not brought into compliance by 09/20/2016.
- e. **ID #18505, #20122 (Dead Bushes)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/2016 if the property is not brought into compliance by 09/20/2016.
- f. **ID #18505, #21066 (Desert Broom Weeds)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/2016 if the property is not brought into compliance by 09/20/2016.
- g. **ID #20622, #17748, #26216, #21986, #19321, #21234 (Weeds)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/2016 if the property is not brought into compliance by 09/20/2016.

XIII. Architectural Review Committee: No recommendations

XIV. Pool Committee: No recommendations

XV. Landscape Committee:

- a. **Saguaro Removal** – Recommend to approve proposal from Arbor Tree and Cactus for removal of two dying saguaro cacti in parcel 69, NTE \$ 825.
- b. **Split Rail Fence** – Recommend to approve proposal from Desert Knight Landscape for replacement of split rail fence at Copper Moon, NTE \$2,500.
- c. **Windmill Park Drip Irrigation** – Recommend to approve proposal from Complete Landscape for replacement of drip irrigation system around windmill park office, NTE \$7,554.17.
- d. **Rollover of Excess Funds** – Recommend to roll over any unused funds from Landscape budget into Landscape budget for next fiscal year.

XVI. New Business:

- a. **Wall Repair** – Community Center Pool

XVII. Old Business: None

XVIII. Action In Lieu

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposals from Complete Landscaping for the replacement of the irrigation systems at River's Edge, Desert Sage, Richmond Estates, Desert Vista, Coyote Crossing, Sombrero View, and Sombrero Vista at a total cost of \$27,846.47, following the reserve study.

- b. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the purchase of 12 chairs from Costco, at a cost of \$1,631.88 plus tax, to replace the conference room chairs at the Windmill Park office following the reserve study.

XIX. Manager Report: Provided at meeting

XX. Adjourn to Executive Session