

Continental Ranch Community Association
Annual Meeting – Lemman Academy of Excellence
Tuesday, October 20, 2015 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 20, 2015 in the Lemman Academy of Excellence gymnasium & multi-purpose Room at 7:00 P.M.

I. Call to Order:

Mr. John Lambert, President, called the 2015 Annual Meeting to order at 7:08 p.m.

II. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Bill Dawes, 1st Vice-President; Mr. Nick Westphal, Mr. Nick Westphal, 2nd Vice-President; Ms. Peggy Bracken, Secretary; Ms. Marilyn Stimpson, Treasurer; Mr. Al Diaz, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: HOA Management Solutions Owner, Ms. Mabelle Gummere; HOA Management Staff: Mr. Josh Seng, Community Manager; Mr. Stephen Hinchliffe, Project Coordinator; Ms. Aime Salinas, Accounts Manager; Mr. Ryan Egea, Covenants Homeowner Liaison; and approximately 50 residents in the audience.

III. Verification of Ballots:

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 35 commercial properties, minus the 172 delinquent assessments ineligible to vote was an total eligible vote count of 5,068 votes; with 10% equaling 507 for quorum; 565 ballots received.

IV. Proof of Notice of Meeting:

Mr. Lambert indicated that the 2015 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

V. Minutes of the 2014 Annual Meeting:

MOTION made/seconded (Dawes/Westphal) to dispense with reading of the 2014 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors' Reports:

A. Mr. Vollbrecht, Director: Thanked the committees for their service and hoped to see current positive trends continue.

- B. Mr. Diaz, Director:** Encouraged more participation from the community by serving on committees.
- C. Ms. Stimpson, Treasurer:** Expressed her observation of positive improvements within the community and thanked the management company; expressed hopes of more involvement by community volunteers.
- D. Ms. Bracken, Secretary:** Thanked community for providing her the opportunity to serve on the Board and stated that despite her resignation from the Board, she would continue to serve on the committees.
- E. Mr. Westphal, 2nd Vice President:** Thanked fellow board members, committee members, and the management company for their time invested; noted his excitement about the new Splash Pad as an addition to the community amenities.
- F. Mr. Dawes, 1st Vice President:** Expressed appreciate for the growth and development of the community.
- G. Mr. Lambert, President:** Recognized Peggy Bracken for her years of service on the Board of Directors; thanked the management staff for their performance and noted upcoming staffing updates; noted no increase in dues for upcoming year; noted numerous community improvements including splash pad and landscape; encouraged more participation by residents on committees and the Board; thanked the audience for attending the meeting.

VII. Committee Reports:

- A. Pool – Bill Cicala, Chair:** Mr. Cicala noted numerous projects which were completed over the previous year as well as several upcoming items the Pool Committee will be reviewing.
- B. Covenants – Bill Cicala, Chair:** Mr. Cicala explained the overall process of covenants enforcement and the duties held by the Covenants Committee; encouraged residents to attend committee meetings.
- C. Architectural Review – Dave Lawrence, Chair:** Mr. Cicala explained the overall process the Architectural Review Committee; encouraged residents to join committees.
- D. Finance – Nick Westphal, member:** Mr. Westphal explained the duties of the Finance Committee and reported an overall good health of the finances for the Association; noted
- E. Landscape – Doug Childress, Chair:** Mr. Childress noted the committee’s hard work on improving and maintaining the landscape throughout the community; noted completed and upcoming projects.

VIII. Balance Sheet Report: Mr. Lambert read the balance sheet report effective September 30, 2015.

IX. Unfinished Business: None.

X. New Business:

Election of Board of Directors for 2015-2016:

Mr. Doug Childress, Election Committee Chairman, presented the following vote counts received by the four candidates.

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| Mr. Nick Westphal | 500 |
| Ms. Marilyn Stimpson | 497 |
| Mr. Bill Cicala | 495 |
| Mr. Bill Dawes | 483 |

Mr. Bill Cicala, Mr. Bill Dawes, Ms. Marilyn Stimpson and Mr. Nick Westphal were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 20, 2015.

XI. Homeowner Forum:

A resident from Copper Moon thanked the management company for their help with various items and ask general questions about the community size and the landscape contractor.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Bracken/Westphal) to adjourn at 7:34 p.m. Unanimously approved.**

Peggy Bracken, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any Other documentation pertaining to this meeting.

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