

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 15, 2016 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Doug Childress

2nd Vice-President

Bill Cicala

Secretary

Marilyn Stimpson

Treasurer

Bill Dawes

Director at Large

Al Diaz

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:

- September 7, 2016 Covenants
- September 8, 2016 ARC
- September 12, 2016 Landscape
- September 15, 2016 ARC
- October 3, 2016 Landscape
- October 5, 2016 Covenants
- October 6, 2016 ARC
- October 20, 2016 ARC

VII. Approval of Minutes:

- a. **September 20, 2016 Board Meeting Minutes** (*no meeting in October*)

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. Finance:

a. Balance Sheet Report for September 30, 2016:

Operating Cash	\$265,061.49
Total Cash Reserve	1,002,143.59
Accounts Receivable	118,565.57
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00
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September 30, 2016 Total Assets	\$1,551,987.61

b. Balance Sheet Report for October 31, 2016:

Operating Cash	\$493,968.14
Total Cash Reserve	1,003,933.10
Accounts Receivable	91,300.37
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00
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October 31, 2016 Total Assets	\$1,755,418.57

X. Covenants Committee:

Recommendations from October-

- a. **ID #20650 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #22224, #52395, #21156 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21257 (Landscape Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #28220 (Dead Tree)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 10/19/2016 if the property is not brought into compliance by 10/18/2016.
- e. **ID #20760, #21156, #67040 (Weeds)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 10/19/2016 if the property is not brought into compliance by 10/18/2016.

Recommendations from November-

- a. **ID #20650, #22224, #52395, #21156, #23441 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- b. **ID #21257 (Landscape Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #18713 (Commercial Vehicle)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #21987 (Sidewalk Encroachment)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/16/2016 if the property is not brought into compliance by 11/15/2016.
- e. **ID #20650 (Weeds)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/16/2016 if the property is not brought into compliance by 11/15/2016.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. **Irrigation System Replacement** – Proposals from Complete Landscape for replacement of irrigation systems on Coachline; from Twin Peaks to Idle Wild NTE \$17,871 and from Idle Wild to Oak Stream for \$9,638.

XIII. New Business:

- a. **Office Copy Machine Lease**
- b. **Monument Lettering Refurbishment**

XIV. Old Business: None

XV. Action In Lieu

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Complete Landscaping for purchase and installation of the annual granite replenishment throughout CRCA common area landscape, NTE \$9,157.73, following the reserve study.

XVI. Manager Report

XVII. Adjourn to Executive Session