

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 20, 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:

- November 2, 2016 Covenants
- November 3, 2016 ARC
- November 7, 2016 Landscape
- November 17, 2016 ARC

VII. Approval of Minutes:

a. November 15, 2016 Board Meeting Minutes

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 November 30, 2016:

Operating Cash	\$574,153.00
Total Cash Reserve	1,020,716.84
Accounts Receivable	198,047.79
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00
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November 30, 2016 Total Assets	\$1,959,134.59

X. Covenants Committee:

- 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, #21156, #21328, (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21257, #18614, (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #18713 (Commercial Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20558 (ARC Approval Required – Lighting)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #20558 (ARC Approval Required – Wall)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #20760 (Sidewalk Encroachment)** – Recommend a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 12/21/2016 if the property is not brought into compliance by 12/20/2016.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. **Upper Tree Pruning** – Proposal from Brijer Resources for annual pruning of common area trees, NTE \$16,100.

- XIII. New Business:**
- a. Monument Sign Lighting
 - b. Marquee Lighting Electrical
 - c. Community Center Exterior Canopy Lighting
 - d. Windmill Park Office HVAC

XIV. Old Business: None

XV. Manager Report: Provided at meeting

XVI. Adjourn to Executive Session