

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

January 17, 2017 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:

- December 1, 2016 ARC
- December 5, 2016 Landscape
- December 7, 2016 Covenants
- December 15, 2016 ARC

VII. Approval of Minutes:

- a. December 20, 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. Activities

a. **Volunteer Luncheon Saturday January 21st at 11:30 A.M.**

X. Finance:

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

Operating Cash	\$509,645.35
Total Cash Reserve	1,012,446.64
Accounts Receivable	165,670.13
Other Assets	157,987.96
Pre-Paid Income Tax	5,397.00
Pre-Paid Insurance	2,832.00

December 31, 2016 Total Assets	\$1,853,979.08
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b. **Annual Financial Audit Report Thursday January 12th at 6:30 P.M.**

XI. Covenants Committee:

- a. **ID #20650 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #22224 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21328 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee:

- a. **Irrigation Coachline & Twin Peaks** – Recommend proposal from Complete Landscape for restoration of system near turn-in to parking lot.
- b. **Oleander Tree Irrigation** – Recommend transferring irrigation from tree valve to shrub valve for all Oleander Trees on Twin Peaks Road.

XIV. New Business:

- a. **Windmill Pool Deck Recoat**
- b. **2017 Swim Lessons**
- c. **Front Office Signage**

- d. Marquee Sign Refurbishment
- e. HVAC Maintenance Contract

XV. Old Business:

- a. Monument Sign Lighting

XVI. Manager Report: Provided at meeting

XVII. Adjourn to Executive Session