

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Conference Room
January 17, 2017 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Doug Childress, 1st Vice President; Mr. Bill Cicala, 2nd Vice-President; Ms. Marilyn Stimpson, Secretary; Mr. Bill Dawes, Treasurer; Mr. Bob Vollbrecht, Director at Large. Al Diaz, Director at Large attended telephonically. Also present: Mr. Josh Seng, Community Manager; and 1 resident in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:45 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Vollbrecht) to adopt the January 17, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 1, 2016 ARC; December 5, 2016 Landscape; December 7, 2016 Covenants; December 15, 2016 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the December 20, 2016 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Resident Nancy Philips of Summer Sky Drive asked questions about rental home regulations.

IX. 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.

b. Annual Financial Audit Report: Noted the report was presented on January 12, 2017 at 6:30 P.M.

X. 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.

MOTION (Childress/Diaz) to approve all covenants violation fines and suspensions as recommended by the Covenants Committee. Unanimously approved.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. **Irrigation Coachline & Twin Peaks – MOTION (Childress/Dawes)** to approve proposal by Complete Landscaping for restoration of irrigation to Oak Trees on east side of Coachline south of Twin Peaks Rd, NTE \$1,771.36, as recommended by the Landscape Committee. Unanimously approved.
- b. **Oleander Tree Irrigation – MOTION (Dawes/Childress)** to approve proposal by Complete Landscaping for moving irrigation for all Oleander Trees on Twin Peaks Road to the shrub line, NTE \$1,263.49, as recommended by the Landscape Committee. Unanimously approved.

XIII. New Business:

- a. **Windmill Pool Deck Recoat – MOTION (Cicala/Diaz)** to approve proposal by Saguario Pool for seal coating Windmill pool deck NTE \$9,910.11, following the reserve study. Unanimously approved.
- b. **2017 Swim Lessons – MOTION (Dawes/Stimpson)** to approve proposal by Saguario Aquatics for providing lessons to CRCA residents during the 2017 swim season. Unanimously approved.
- c. **Front Office Signage – MOTION (Childress/Dawes)** to approve proposal by Innovative Signs for installation of CRCA office sign on glass-front of office lobby, \$91.91. Unanimously approved.
- d. **Marquee Sign Refurbishment – MOTION (Cicala/Childress)** to approve proposal by Innovative Signs for refurbishing the Community Center marquee sign, NTE \$890.34. Unanimously approved.
- e. **HVAC Maintenance Contract – MOTION (Dawes/Childress)** to approve proposal by D&H Air Conditioning for maintenance of the HVAC units at Windmill Office and Community Center facility, NTE \$2,024; effective after the current contract expires. Unanimously approved.

XIV. Old Business:

- a. **Monument Sign Lighting – MOTION (Cicala/Childress)** to approve proposal by Sovereign Electric for replacement of monument lighting at Desert Vista, NTE \$3,800. Unanimously approved.

XV. Manager Report:

Mr. Seng provided report to Board; in December, 19 homes sold and closed in Continental Ranch and 7 homes in Sunflower; landscaping updates provided; pre-season pool preparations scheduled for Windmill Pool to be reopened March 1st; HVAC unit replaced; replacement electrical line to marquee sign completed and Community Center canopy light fixtures replaced; Fire Code updates completed; Volunteer Luncheon to be held January 21; Market Festival continues each Thursday. **MOTION (Lambert/Cicala)** to approve holding LEGO Camp again for 2017 summer. Unanimously approved.

XVI. Adjournment:

Meeting adjourned at 7:03 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for February 21, 2017 at 6:45 P.M. at Community Center.

Marilyn Stimpson, Secretary

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