

Continental Ranch Community Association  
Board of Directors Meeting at the Windmill Conference Room  
February 21, 2017 at 6:45 pm  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors Present: Mr. John Lambert, President; Mr. Doug Childress, 1<sup>st</sup> Vice President; Mr. Bill Cicala, 2<sup>nd</sup> Vice-President; Ms. Marilyn Stimpson, Secretary; Mr. Bill Dawes, Treasurer; Mr. Bob Vollbrecht, Director at Large. Mr. Al Diaz, Director at Large absent excused. 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/Lambert)** to adopt the February 21, 2017 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: January 4, 2017 Covenants; January 5, 2017 ARC; January 9, 2017 Landscape. **MOTION (Childress/Vollbrecht)** to accept consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes:**

**MOTION (Dawes/Childress)** to approve the January 17, 2017 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Resident Cheryl Peckron requested to allow temporary parking of motorhome at her address following the regulations in the CC&Rs. **MOTION (Lambert/Childress)** to approve request. Unanimously approved.

**IX. Activities:**

a. **2017 Annual Easter Egg Hunt: MOTION (Cicala/Childress)** to approved Annual Egg Hunt budget as presented. Unanimously approved.

**X. Finance:**

- a. **Balance Sheet Report for January 31, 2017:** Operating Cash \$435,322.90; Total Cash Reserve \$1,026,239.83; Accounts Receivable \$140,604.98; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; January 31, 2017 Total Assets \$1,762,587.67.

**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 #19865, #43961, #20121, #52545 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #20320 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #25117 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #29300 (Lack of ARC Approval; Shed)** - Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #20622, ID #18885, ID #41844 (Weeds)** – Recommend a \$25 fine, 30-day pool suspension, and a lot cleanup scheduled no sooner than 2/22/2017 if the property is not brought into compliance by 2/21/2017.

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

**XII. Architectural Review Committee:** No recommendations

**XIII. Landscape Committee:**

- a. **Plant Replacements – MOTION (Dawes/Childress)** to approve proposal by Complete Landscaping for replacement of plants throughout the common area landscape NTE \$15,624.27, as recommended by the Landscape Committee. Unanimously approved.
- b. **Annual Granite Replenishment – MOTION (Childress/Stimpson)** to approve Complete Landscaping to install granite replenishment at the contracted rate NTE \$10,000, following the reserve study and as recommended by the Landscape Committee. Unanimously approved.

**XIV. New Business:**

- a. **Windmill Basin Grading – MOTION (Cicala/Stimpson)** to approve proposal by Complete Landscaping for minor grading in the basin behind the baseball field, NTE \$315. Unanimously approved.
- b. **2017 Pool Monitor Staff – MOTION (Childress/Dawes)** to approve the estimated budget for the 2017 pool monitor staff as presented. Unanimously approved.
- c. **Windmill Park Purchase Offer – MOTION (Lambert/Cicala)** to reject proposal by LandGnome Properties to purchase Windmill Park from CRCA for \$3,029. Unanimously approved.
- d. **Coyote Crossing Monument Power – MOTION (Cicala/Childress)** to approve proposal by Sovereign Electric for installation of a solar panel to restore power to the monument sign at Coyote Crossing NTE \$2,000. Unanimously approved.

**XV. Old Business:** None

**XVI. Action In Lieu:**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Complete Landscaping for adding a second irrigation valve and line for trees to the irrigation install project along Coachline near El Rio and Cancion de la Luna, NTE \$1,924.01.

**XVII. Manager Report:**

Mr. Seng provided report to Board; in January, 20 homes sold and closed in Continental Ranch and 4 homes in Sunflower; landscaping irrigation projects at entryways along Silverbell Road complete; landscape irrigation replacement along Coachline Blvd in process; common area pre-emergent spraying in process; Windmill pool deck re-seal completed; pool drained, acid washed, and refilled. Splash pad tank drained, features cleaned; Windmill pool ready for reopening March 1st; office lighting inspected; monument lighting project in process; Market Festival continues every Thursday.

**XVIII. Adjournment:**

Meeting adjourned at 6:56 P.M.  
Executive Session to follow.

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

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Marilyn Stimpson, Secretary

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