

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Conference Room
March 21, 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; and Mr. Bill Dawes, Treasurer.

Absent/excused: Ms. Marilyn Stimpson, Secretary, Mr. Al Diaz, Director at Large and Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager; no residents 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/Cicala) to adopt the March 21, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: February 1, 2017 Covenants; February 2, 2017 ARC; February 6, 2017 Landscape. **MOTION (Cicala/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the February 21, 2017 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Activities:

a. **2017 Annual Easter Egg Hunt** noted for Saturday April 15th from 10am – 1pm

b. **Market Festival** noted on every Thursday from 4pm – 8pm

X. Finance:

- a. Balance Sheet Report for February 28, 2017:** Operating Cash \$329,163.25; Total Cash Reserve \$1,032,855.34; Accounts Receivable \$111,838.91; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; February 28, 2017 Total Assets \$1,634,277.46.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee: No recommendations

XIII. 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 #52545 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #20320 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #25117 (Unsightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #20387 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #21257 (Landscape Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #26202 (Sidewalk Encroachment, Dead Cactus, Weeds)** – Recommend a \$25 fine, 30-day pool suspension, and a lot cleanup scheduled no sooner than 3/22/2017 if the property is not brought into compliance by 3/21/2017.

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

XIV. Pool:

- a. Community Center Pool Filter Sand Change – MOTION (Dawes/Childress)** to approve the proposal by Oasis Pool Service to replace filter sand at the Community Center Pool NTE \$3,411, following the reserve study. Unanimously approved.
- b. Community Center Pool Deck Repair/Reseal – MOTION (Lambert/Cicala)** to approve the proposal by Saguaro Pool to repair and reseal the Community Center pool deck, with option selection contingent upon more information about the upgraded coating product. Unanimously approved.

XV. New Business:

- a. HVAC Repairs – MOTION (Dawes/Childress)** to approve the proposal by D&H Air Conditioning for miscellaneous repairs to Community Center units, NTE \$1,247.00. Unanimously approved.

XVI. Old Business: None

XVII. Action In Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Directors approves the proposal from Sovereign Electric for replacement of 22 monument lighting batteries, NTE \$5,100.

XVIII. Manager Report:

Mr. Seng provided report to Board; in February, 8 homes sold and closed in Continental Ranch and 3 homes in Sunflower; landscape irrigation replacement along Coachline Blvd nearing completion; plant replacement installation to begin immediately following irrigation completion; common area pre-emergent spraying still in progress; Windmill pool reopened on schedule; splash pad tank filling issue believed to be resolved; entryway monument lighting project nearing completion; solar battery replacement in progress; Egg Hunt April 15th; Market Festival continues every Thursday.

XIX. Adjournment:

Meeting adjourned at 7:05 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for April 18, 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