

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
April 18, 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. Al Diaz, Director at Large; and Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager; one person 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 April 18, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

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

VII. Approval of Board Meeting Minutes:

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

VIII. Homeowner Forum:

None.

IX. Activities:

a. **Market Festival** noted on every Thursday from 4pm – 8pm; representative/organizer from the event discussed potential options for the event with the Board.

X. Finance:

- a. Balance Sheet Report for March 31, 2017:** Operating Cash \$232,919.99; Total Cash Reserve \$1,026,397.52; Accounts Receivable \$103,891.17; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; March 31, 2017 Total Assets \$1,523,628.64.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. Plant Replacements – MOTION (Cicala/Dawes)** to approve proposal from Complete Landscape for replacement of plants along Coachline Blvd, NTE \$3,074.16. Unanimously approved.

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, #20387 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #21257 (Landscape Parking)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- d. ID #20798, #18053 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- e. ID #40765 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. ID #18020 (Unsightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- g. ID #20816 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- h. ID #20662 (Dead Plant)** – Recommend a \$25 fine, 30-day pool suspension, and a lot cleanup scheduled no sooner than 4/19/2017 if the property is not brought into compliance by 4/18/2017.
- i. ID #70510 (Tree Encroachment)** – Recommend a \$25 fine, 30-day pool suspension, and a lot cleanup scheduled no sooner than 4/19/2017 if the property is not brought into compliance by 4/18/2017.

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

XIV. New Business:

- a. Phobos Park Asphalt Seal Coat – MOTION (Cicala/Dawes)** to approve the proposal by Bates Paving to seal coat asphalt in the Phobos Tot Lot, NTE \$850. Unanimously approved.
- b. Windmill Park Ramada Patio Coating – MOTION (Cicala/Childress)** to approve the proposal by Monroe Concrete Coating to refinish concrete patios at Windmill Park NTE \$3,215, following the reserve study. Unanimously approved.
- c. Community Center Attic Treatment – MOTION (Cicala/Childress)** to approve proposal by ProCare to seal outside openings to the Community Center attic to block rodents, NTE \$1,100. Unanimously approved.

XV. Old Business: None

XVI. Manager Report:

Mr. Seng provided report to Board; in March, 26 homes sold and closed in Continental Ranch and 10 homes in Sunflower; landscape irrigation replacement along Coachline Blvd completed; plant replacement installation in progress; Windmill pool warranty deck work performed yesterday Community Center deck work in progress; Community Center scheduled to reopen May 25 to coincide with the conclusion of the Marana school semester; Monument lighting upgrades and solar battery installations completed; Community Center refrigerator replaced on emergency basis; Red Cross blood-drive request, Board approved; Easter Egg Hunt event received over 600 children registered and 100% positive feedback.

XVII. Adjournment:

Meeting adjourned at 7:04 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for May 16, 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