

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
May 16, 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; two 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/Dawes) to adopt the May 16, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: April 3, 2017 Landscape; April 5, 2017 Covenants; April 6, 2017 ARC; April 20, 2017 ARC. **MOTION (Dawes/Childress)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Dawes/Childress) to approve the April 18, 2017 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Activities:

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

X. Nominating Committee

a. John Abraham, Dave Lawrence, John Lambert, Doug Childress, Nancy Lambert were appointed to the 2017 Nominating Committee.

XI. Finance:

- a. Balance Sheet Report for April 30, 2017:** Operating Cash \$433,812.97; Total Cash Reserve \$1,034,380.96; Accounts Receivable \$95,935.47; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; April 30, 2017 Total Assets \$1,724,549.36.

XII. Architectural Review Committee:

- a. Above Ground Spa Requirements – MOTION (Lambert/Cicala)** to authorize the ARC to revise the Design Guidelines and submit to the Board for approval. Unanimously approved.

XIII. Landscape Committee: No recommendations.

XIV. 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 \$50 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 #18817 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- e. ID #18020 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. ID #20816 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- g. ID #19625 (Desert Broom Weeds)** – Recommend a \$25 fine, 30-day pool suspension, and a lot cleanup scheduled no sooner than 5/16/2017 if the property is not brought into compliance by 5/15/2017.

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

XV. New Business:

- a. Windmill Spa & Pool Temperatures – MOTION (Lambert/Dawes)** to adjust the spa temperature to 100-degrees and keep the pool temperature at 82-degrees. Unanimously approved.
- b. Association Reserve Study Renewal – MOTION (Cicala/Childress)** to approve the renewal contract by Association Reserves for annual reserve study, option C. Unanimously approved.
- c. Windmill Park Storage Shed Stucco Repair – MOTION (Childress/Dawes)** to approve proposal by AA Brite to repair and repaint the storage shed, NTE \$1,751.25. Unanimously approved.

XVI. Old Business: None

XVII. Manager Report:

Mr. Seng provided report to Board; in April, 14 homes sold and closed in Continental Ranch and 7 homes in Sunflower; assessment late fees applied May 16; landscape plant replacements in progress; pool monitor hiring complete; community center pool scheduled to reopen May 25; windmill park ramada patio concrete coating application scheduled; Phobos park asphalt seal cost complete; monument lighting solar pole damaged from auto accident, claim against driver's insurance was filed;

request for high frequency use of Community Center for 5 weeks, **MOTION (Cicala/Lambert)** to approve use, unanimously approved. Code of conduct incident at pool reported, **MOTION (Lambert/Childress)** to impose 30-day pool suspension and \$100 fine, unanimously approved. Variance request received for corrugated metal patio cover, **MOTION (Lambert/Childress)** to deny request, unanimously approved.

XVIII. Adjournment:

Meeting adjourned at 7:03 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for June 20, 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