

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
June 20, 2017 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Doug Childress, 1st Vice President; Ms. Marilyn Stimpson, Secretary; Mr. Bill Dawes, Treasurer; and Mr. Bob Vollbrecht, Director at Large. Absent/excused: Mr. Bill Cicala, 2nd Vice-President; Mr. Al Diaz, Director at Large. Also present: Mr. Josh Seng, Community Manager; three 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/Vollbrecht) to adopt the June 20, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 1, 2017 Landscape; May 3, 2017 Covenants; May 4, 2017 ARC; May 18, 2017 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Stimpson) to approve the May 16, 2017 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Brian and Shannon Jones of Sapphire Moon Way spoke about a non-CRCA parcel behind their property.

IX. Activities:

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

X. Finance:

a. **Balance Sheet Report for May 31st, 2017:** Operating Cash \$584,103.34; Total Cash Reserve \$1,026,718.75; Accounts Receivable \$170,083.60; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; May 31, 2017 Total Assets \$1,941,325.65.

XI. Architectural Review Committee:

- a. **Above Ground Spa Requirements – MOTION (Childress/Lambert)** to approve revisions to the Design Guidelines as presented. Unanimously approved.

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 \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #18020 (Unsightly Materials)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- d. **ID #20389 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.

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

XIV. New Business:

- a. **Phobos Play Structure – MOTION (Dawes/Childress)** to approve proposal by Tree Frogs Playgrounds, NTE \$7,399. Unanimously approved.

XV. Old Business: None

XVI. Manager Report:

Mr. Seng provided report to Board; in May, 17 homes sold and closed in Continental Ranch and 4 homes in Sunflower; plan to run article about the need to repaint home exteriors and fascia boards in the July newsletter; Board candidate applications received for Bill Cicala, Bill Dawes, and Marilyn Stimpson; two Nominating committee meetings set as required by the Bylaws; plant replacements completed by the landscape contractor; Windmill Park concrete coating install completed; monument lighting damage from auto accident repaired.

XVII. Adjournment:

Meeting adjourned at 7:15 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for July 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