

Continental Ranch Community Association  
Board of Directors Meeting at the Windmill Conference Room  
July 18, 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; and Mr. Bob Vollbrecht, Director at Large. Absent/excused: Mr. Al Diaz, Director at Large. Also present: Mr. Josh Seng, Community Manager; two residents in the audience, a resident representative, and one guest.

**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 July 18, 2017 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: June 1, 2017 ARC; June 5, 2017 Landscape; June 7, 2017 Covenants; June 15, 2017 ARC; June 27, 2017 Nominating; June 28, 2017 Nominating. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

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

**MOTION (Cicala/Stimpson)** to approve the June 20, 2017 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Matt Slivka of Rockside Dental presented request to Board for common area easement.

**IX. Activities:**

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

**X. Finance:**

a. **Balance Sheet Report for June 30, 2017:** Operating Cash \$525,730.47; Total Cash Reserve \$1,036,181.58; Accounts Receivable \$131,322.06; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; June 30, 2017 Total Assets \$1,853,654.07.

**XI. Nominating Committee:**

- a. **Slate of Candidates – MOTION (Childress/Vollbrecht)** to approve the recommended slate of candidates consisting of Bill Cicala, Bill Dawes, and Marilyn Stimpson. Unanimously approved.

**XII. Architectural Review Committee:**

- a. **New Committee Member – MOTION (Childress/Dawes)** to approve Eric Krueger to be appointed to the Architectural Review Committee, as recommended by the Committee. 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 \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #18020 (Unightly 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.
- e. **ID #21257 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. **ID #19556 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.

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

- g. **New Committee Members – MOTION (Childress/Stimpson)** to approve Nick Elias and Eric Krueger to be appointed to the Covenants Committee, as recommended by the Committee. Unanimously approved.

**XV. New Business:**

- a. **Windmill Flagpole – MOTION (Dawes/Childress)** to approve proposal by Innovative Signs for purchase and installation of flagpole at Windmill Park, NTE \$5,029.57. Unanimously approved.
- b. **Design Guideline Revision – MOTION (Childress/Dawes)** to approve amended Design Guidelines pertaining to cell towers as presented. Unanimously approved.

**XVI. Old Business:** None

**XVII. Manager Report:**

- a. Mr. Seng provided report to Board; in June, 19 homes sold and closed in Continental Ranch and 5 homes in Sunflower; status of Community Center HVAC condensation water damage; common area pre-emergent spray service in process; contractor working on improving condition of turf, **MOTION (Cicala/Childress)** to approve seeding turf if contractor verifies adequate time for seed to get established, NTE \$2,500, unanimously approved.

**XVIII. Adjournment:**

Meeting adjourned at 7:09 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for August 15, 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*