

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
August 15, 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; and Mr. Bob Vollbrecht, Director at Large. Absent/excused: Mr. Al Diaz, Director at Large. Also present: Mr. Josh Seng, Community Manager; nine 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 August 15, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

No action.

VII. Approval of Board Meeting Minutes:

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

VIII. Homeowner Forum:

Resident Susan Shannon from Tulare Way requested installation of a common area walkway.

IX. Activities:

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

X. Request from Resident:

a. **Park Use** – Request from resident to have ponies at the park for a private event; Board did not approve.

XI. Finance:

- a. **Balance Sheet Report for July 31, 2017:** Operating Cash \$425,259.59; Total Cash Reserve \$1,052,932.22; Accounts Receivable \$119,746.53; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; July 31, 2017 Total Assets \$1,758,358.30.
- b. **2017-2018 Annual Budget – MOTION (Childress/Cicala)** to approve the annual budget for the 2017-2018 fiscal year as presented. Unanimously approved.

XII. Slate of Candidates: Board meets August 25,2017 at 5:45 P.M. to certify slate.

XIII. Election Committee: Doug Childress, Bob Vollbrecht, Nancy Lambert, John Lambert, and Glenn Hesterlee appointed to 2017 Election Committee.

XIV. Architectural Review Committee: No recommendations.

XV. Landscape Committee: No recommendations.

XVI. 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 #18020 (Unightly Materials)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- c. **ID #20389 (Inoperable Vehicle)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- d. **ID #21257 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- e. **ID #19556 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. **ID #78794 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #78794 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #78794 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XVII. New Business:

- a. **Park Benches – MOTION (Cicala/Vollbrecht)** to approve proposal for replacement of benches at two parks by Tree Frogs, NTE \$2,972.58, as recommended in the reserve study. Unanimously approved.

XVIII. Old Business: None

XIX. Manager Report:

- a. Mr. Seng provided report to Board; in July, 23 homes sold and closed in Continental Ranch and 5 homes in Sunflower; presented Community Center HVAC condensation line repair cost **MOTION**

(Cicala/Childress) to approve estimate by Strongbuilt HVAC for installation of condensation lines for the Community Center HVAC system NTE \$3,300, unanimously approved; reported it was time for annual cleaning of the Community Center chairs; installation of approved play structure at Phobos Drive playground scheduled for August 28; new Food Truck Rodeo event first Monday starting in October; dog swim day scheduled for November 4 .

XX. Adjournment:

Meeting adjourned at 7:14 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for September 19, 2017 at 7:00 P.M. at Community Center.

Marilyn Stimpson, Secretary

Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors