

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
September 19, 2017 at 7:00 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; five residents and a member representative in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 7:00 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Dawes) to adopt the September 19, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: July 5, 2017 Covenants; July 6, 2017 ARC; July 20, 2017 ARC; August 2, 2017 Covenants; August 3, 2017 ARC; August 7, 2017 Landscape; August 17, 2017 ARC. **MOTION (Childress /Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Stimpson) to approve the August 15, 2017 Board Meeting Minutes and the August 25, 2017 Certification of Slate Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No speakers.

IX. Request from Resident:

a. Community Nature Project: Resident Sharon Holtz presented information about a community education topic.

X. Activities:

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

XI. Finance:

- a. Balance Sheet Report for August 31, 2017:** Operating Cash \$315,613.83; Total Cash Reserve \$1,069,690.29; Accounts Receivable \$112,371.87; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; August 31, 2017 Total Assets \$1,658,095.95.

XII. Architectural Review Committee: No recommendations.

XIII. Landscape Committee:

- a. Re-staking of Oleander Trees – MOTION (Cicala/Stimpson)** to approve proposal from Complete Landscaping for replacement of oleander tree stakes at a cost NTE \$575.58 as recommended by the committee. Unanimously approved.
- b. Irrigation Repair Twin Peaks Road – MOTION (Childress/Stimpson)** to approve estimate from Complete Landscaping for inspection of wiring issues on Twin Peaks as recommended by the committee. Unanimously approved.
- c. Annual Granite Replenishment – MOTION (Dawes/Childress)** to approve proposal from Complete Landscaping for granite replenishment NTE \$9,936 following the reserve study and as recommended by the committee. Unanimously approved.
- d. Windmill Park Rock Containment Edging – MOTION (Childress/Stimpson)** to approve proposal from Complete Landscaping to straighten out the steel edging along the field at a cost NTE \$500 as recommended by the committee.

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 #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 \$100 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- e. ID #19556 (Lack of ARC Approval)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. ID #78794 (Unightly Materials)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #19776, #24086, #25117, #25540 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- h. ID #20067 (Landscape Parking)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought unto compliance.

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

XV. New Business:

- a. Windmill Park Field Goal Posts – MOTION (Cicala/Lambert)** to remove goal posts at Windmill Park. Unanimously approved.

- b. **Community Center Parking Lot Curbing – MOTION (Lambert/Childress)** to approve option #1 proposal from Complete Landscape for replacement of curbing in Community Center parking lot, NTE \$1,200. Unanimously approved.
- c. **Pool Pump Motor Replacement – MOTION (Lambert/Childress)** to approve estimate from Oasis Pool Service for replacement of pump motor with like kind. Unanimously approved.
- d. **Copper Moon Entryway Trees – MOTION (Childress/Cicala)** to approve proposal from Brijer resources for removal of common area trees in the Copper Moon neighborhood entryway, NTE \$1,400. Unanimously approved.

XVI. Old Business: None

XVII. Manager Report:

- a. Mr. Seng provided report to Board; in August, 29 homes sold and closed in Continental Ranch and 4 homes in Sunflower; Community Center HVAC condensation drain lines installed; Community Center chairs cleaned; Phobos Drive park play structure installed; Community Center pool closed for season as scheduled; meeting with Landscape Contractor held to discuss quality concerns; flag pole installation on hold awaiting code revisions; new Food Truck Rodeo event first Monday starting in October; dog swim day scheduled for November 4 .

XVIII. Adjournment:

Meeting adjourned at 7:25 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for October 17, 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