

Continental Ranch Community Association
Annual Meeting – Twin Peaks Elementary
Tuesday, October 18, 2016 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 18, 2016 in the Twin Peaks Elementary multi-purpose Room at 7:00 P.M.

I. Call to Order:

Mr. John Lambert, President, called the 2016 Annual Meeting to order at 7:08 p.m.

II. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Bill Dawes, 2st Vice-President; Ms. Marilyn Stimpson, Treasurer; Mr. Al Diaz, Secretary; Mr. Bill Cicala, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: HOA Management Solutions Owner, Ms. Mabelle Gummere; HOA Management Staff: Mr. Josh Seng, Community Manager; Mr. Stephen Hinchliffe, Project Coordinator; Ms. Aime Salinas, Accounts Manager; Mr. Ryan Egea, Covenants Homeowner Liaison; Paula Bellina, Office Assistant; and approximately 30 residents in the audience.

III. Verification of Ballots:

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 40 commercial properties, minus the 180 delinquent assessments ineligible to vote was an total eligible vote count of 5,060 votes; with 10% equaling 506 for quorum; 600 ballots were received.

IV. Proof of Notice of Meeting:

Mr. Lambert indicated that the 2016 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

V. Minutes of the 2015 Annual Meeting:

MOTION made/seconded (Childress/Dawes) to dispense with reading of the 2015 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors' Reports:

- A. Mr. Cicala, Director:** Noted efforts by the Board to maintain the Association's property values. Expressed pleasure about the diversity of Board and Committee members, and gratitude for the work performed by the Board President and the management company.
- B. Mr. Dawes, 2nd Vice President:** Noted growth of community over the years and noted the effort invested by the Board into improving the community. Expressed the amount of time invested and care given by the Board President. Thanked the management company.
- C. Mr. Diaz, Secretary:** Thanked the audience for attending the meeting and stressed the importance of community involvement in committees. Encouraged all residents who have concerns to attend HOA meetings so that the Board can help address any concerns.
- D. Ms. Stimpson, Treasurer:** Noted her enjoyment being involved with the Board and noted progress made by the Board and improvements to the quality of life for residents living in Continental Ranch in relation to the HOA's impact on their .
- E. Mr. Vollbrecht, Director:** Encouraged more residents to attend meetings.
- F. Mr. Childress, Director:** Noted his excitement as a new member of the Board. Noted new improvements made to the Community Center facility. Thanked audience for attending; thanked Board President for his service; thanked management company.
- G. Mr. Lambert, President:** Noted the amount of time required serving the role of Board President. Noted the Board's success of keeping assessments unchanged for the entire 8 years serving as president, despite required annual increases to reserve contributions, and attributed the maintenance of assessment amounts to the Board's fiscal conservatism and responsible practices. Noted the Boards ongoing effort to keep assessments from increasing. Noted lack of committee members and hope for more involvement by residents.

VII. Committee Reports:

- A. Architectural Review – Nancy Lambert, Vice Chair:** Ms. Lambert explained the process and value of pre-sales inspections and encouraged residents to apply for approval before making improvements to the property so that they don't become an issue when the home is sold later on. Reminded residents that the updated Design Guidelines are available on the Association's website. Invited residents to attend Architectural Review Committee. Noted many homeowners have repainted their homes and complimented them on adding value to the community.

B. Landscape – Doug Childress, Chair: Mr. Childress noted the change in Landscape maintenance contractor. Noted project for replacement of Windmill Park irrigation system and the Committee’s two year process of researching and gathering bids before commencing work.

C. Covenants – Ryan Egea, Management: Mr. Egea explained his process and goals for covenants enforcement, as well has his working relationship with the Covenants Committee.

D. Pool – Stephen Hinchliffe, Management: Mr. Hinchliffe reported on accomplishments throughout the past year, including community swim lessons; replacement of pool area furniture; replacement of entry gates to both pools; replacement upgrade of pool key card system; addition of an automated chemical feeder for the splash pad.

VIII. Balance Sheet Report: Mr. Lambert read the balance sheet report effective September 30, 2016.

IX. Unfinished Business: None.

X. New Business:

Election of Board of Directors for 2016-2017:

Mr. Bill Dawes, Election Committee Member, presented the following vote counts received by the four candidates.

Mr. Doug Childress	526
Mr. Al Diaz	409
Mr. John Lambert	380
Mr. Bob Vollbrecht	389

Mr. Doug Childress, Mr. Al Diaz, Mr. John Lambert and Mr. Bob Vollbrecht were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 18, 2016.

XI. Homeowner Forum:

A resident from Sunflower had questions about an insurance claim; Board stated no involvement with and limited knowledge of the matter, recommended the resident contact Sunflower’s insurance carrier for more information. A resident from Sunflower suggested increasing relations between Continental Ranch and Sunflower Boards. A resident suggested Association request the Town of Marana allow more trees to grow in the Town’s washes. A resident from Copper Moon requested maps be provided for semi-annual community yard sales and requested reflectors for median entryway to Copper Moon. A resident from Summer Sky requested attention for certain covenants items.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Dawes/Childress) to adjourn at 8:10 p.m. Unanimously approved.**

Al Diaz, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any Other documentation pertaining to this meeting.

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