

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
October 17, 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; and Mr. Bob Vollbrecht, Director at Large. Absent/excused: Mr. Bill Dawes, Treasurer; Mr. Al Diaz, Director at Large. Also present: Mr. Josh Seng, Community Manager; one resident 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 (Cicala/Vollbrecht)** to adopt the October 17, 2017 Board Meeting Agenda as amended, with addition of New Business item d. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: September 6, 2017 Covenants; September 7, 2017 ARC; September 11, 2017 Landscape; September 21, 2017 ARC. **MOTION (Childress/Stimpson)** to accept consent agenda. Unanimously approved.

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

**MOTION (Childress/Vollbrecht)** to approve the September 19, 2017 Board Meeting Minutes and as presented. Unanimously approved.

**VIII. Homeowner Forum:**

No speakers.

**IX. Activities:**

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

b. **Food Truck Rodeo** noted on first Monday of each month, 5pm – 8pm.

**X. Finance:**

- a. Balance Sheet Report for September 30, 2017:** Operating Cash \$234,050.86; Total Cash Reserve \$1,080,313.71; Accounts Receivable \$76,883.47; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; September 30, 2017 Total Assets \$1,551,668.00.

**XI. Architectural Review Committee:** No recommendations.

**XII. Landscape Committee:** No recommendations.

**XIII. Covenants Committee:**

- a. ID #20650 (Trash Cans)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #19776 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- c. ID #24086 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- d. ID #25540 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- e. ID #25117 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- f. ID #20389 (Inoperable Vehicle)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #78794 (Lack of ARC Approval)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- h. ID #25540 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- i. ID #22224 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- j. ID #19403 & #22224 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought unto compliance.
- k. ID #22224 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought unto compliance.
- l. ID #20949 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension until the property is brought unto compliance.

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

**XIV. New Business:**

- a. Tot Lot Playground Woodchip Replenishment – MOTION (Cicala/Stimpson)** to approve proposal from American Play Systems, NTE \$2,709.93. Unanimously approved.
- b. Pool Plaster Replacement at Both Pools (Reserve Study)** – No action; item postponed.
- c. Management Company Contract Renewal – MOTION (Childress/Cicala)** to renew contract with HOA Management Solutions for another year. Unanimously approved.

- d. **Design Guideline Update – MOTION (Cicala/Childress)** to approve revision to Design Guidelines pertaining to cell towers. Unanimously approved.

**XV. Old Business:** None

**XVI. Manager Report:**

- a. Mr. Seng provided report to Board; reminder that Annual Meeting was scheduled for October 24, 2017 at 7:00 P.M. at the Twin Peaks Elementary School multi-purpose room; Board acknowledged and approved Election Committee procedure per the Association Bylaws; in September, 23 homes sold and closed in Continental Ranch and 7 homes in Sunflower; rye grass seeding in progress; flagpole for Windmill Park on order and expected early November; dog swim day scheduled for November 4 Food Truck Rodeo event first Monday each month, next will be on November 6.

**XVII. Adjournment:**

Meeting adjourned at 6:51 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for November 21, 2017 at 7:00 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*