

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
November 21, 2017 following Organizational Meeting
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1st Vice President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Marilyn Stimpson, Treasurer, Mr. Bill Cicala and Mr. Bob Vollbrecht, Directors at Large. Also present: Mr. Josh Seng, Community Manager.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:50 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Dawes) to adopt the November 21, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: October 2, 2017 Landscape; October 4, 2017 Covenants; October 5, 2017 ARC; October 19, 2017 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Vollbrecht) to approve the October 17, 2017 Board Meeting Minutes and as presented. Unanimously approved.

VIII. Homeowner Forum:

No speakers.

IX. Activities:

- a. **Market Festival** noted on break, resuming November 30th, held 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 October 31, 2017:** Operating Cash \$487,341.45; Total Cash Reserve \$1,083,121.89; Accounts Receivable \$72,245.96; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; October 31, 2017 Total Assets \$1,803,128.59.

XI. Landscape Committee:

- a. **Copper Moon Irrigation – MOTION (Childress/Cicala)** to approve proposal from Santa Rita Landscaping for replacement of irrigation system at the Copper Moon entryway, NTE \$7,965.16 with second valve. Unanimously approved.
- b. **Windmill Park Tree Wells – MOTION (Cicala/Stimpson)** to approve proposal from Complete Landscaping for expansion of tree wells at Windmill Park, NTE \$956.92, as recommended by the Landscape Committee. Unanimously approved.

XII. 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 #25540 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #25117 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #22224 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20389 (Inoperable Vehicle)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #78794 (Lack of ARC Approval)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #22224 (Unsightly materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #22224 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #21328, #20121, #20209, #20219, #19108, #21075, #18616, #18622, #21354 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #42873, #18616 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #25865 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #42873, #18390 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #20621 (Landscape Maintenance)** – Recommend a \$25 fine and a 30-day pool suspension and lot clean up no sooner than 11/22/2017 if the property is not brought into compliance by 11/21/2017.

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

- n. **ID #21302 (Landscape Parking) – MOTION (Childress/Dawes)** to approve \$25 monthly fine and 30-day pool suspension until the property is brought into compliance.

XIII. New Business:

- a. **Copper Moon Wall Repair – MOTION (Childress/Dawes)** to approve proposal from Strongbuilt Enterprises for repair of wall on Sacramento Hill. Unanimously approved.

XIV. Old Business:

- a. **Pool Plaster Replacement at Both Pools (Reserve Study) – MOTION (Lambert/Childress)** to approve proposals from Patio Pools for pebble-tec at both pools. Unanimously approved.

XV. Manager Report:

- a. Mr. Seng provided report to Board; owner on Quail Park Place completed block wall, **MOTION (Cicala/Dawes)** to waive fine, unanimously approved; in October 20 homes sold and closed in Continental Ranch and 7 homes in Sunflower; dog swim day went well; flagpole installation scheduled to begin; Market Festival each Thursday from 4pm-8pm; Food Truck Rodeo event first Monday each month, next will be on November 6th; Photos with Santa December 9th 10am-2pm; Holiday Light Contest judging December 15th.

XVI. Adjournment:

Meeting adjourned at 7:12 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for December 19, 2017 at 6:45 P.M. at Community Center.

Doug Childress, Secretary

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