

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
December 19, 2017 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, 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. Absent: Ms. Peggy Bracken, 1st Vice President. 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/Vollbrecht) to adopt the December 19, 2017 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: November 6, 2017 Landscape; November 1, 2017 Covenants; November 2, 2017 ARC; November 16, 2017 ARC. **MOTION (Dawes/Childress)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Vollbrecht) to approve the November 21, 2017 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No speakers.

IX. Activities:

- a. **Market Festival** – Noted on every Thursday from 4pm – 8pm, except last week of December
- b. **Food Truck Rodeo** – Noted on first Monday of each month, 5pm – 8pm
- c. **2018 Egg Hunt** – Event budget reviewed and acknowledged

X. Requests from Resident

- a. **Community Center Rental Cancellation – MOTION** to not approve request (Lambert/Cicala). Unanimously approved.
- b. **Community Center Rental Cancellation – MOTION** to not approve request (Lambert/Childress). Unanimously approved.

XI. Finance:

- a. **Balance Sheet Report for November 30, 2017:** Operating Cash \$584,710.31; Total Cash Reserve \$1,098,975.24; Accounts Receivable \$160,740.91; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; November 30, 2017, 2017 Total Assets \$2,004,846.42.

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee: No recommendations

XIV. 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 #20219 (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 #25865 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #19949 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XV. New Business:

- a. **Landscape Maintenance Contract – MOTION (Lambert/Dawes)** to approve revised proposal from Complete Landscaping. Unanimously approved.

XVI. Old Business: None

XVII. Manager Report:

- a. Mr. Seng provided report to Board; Pebble Tec pool plaster replacement scheduled for Windmill pool: December 20 – February, Community Center pool: January 30 – March; in November 20 homes sold and closed in Continental Ranch and 5 homes in Sunflower; flagpole installed; Market Festival each Thursday from 4pm-8pm (except Dec. 28th); Food Truck Rodeo event first Monday each month, next will be on February 5th 5pm – 8pm (First Monday in January is New Year’s Day); Photos with Santa December 9th 10am-2pm went well; Adopt-a-Family gifts will be picked up Thursday 12/21.

XVIII. Adjournment:

Meeting adjourned at 7:05 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for January 16, 2018 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