

Continental Ranch Community Association
Board of Directors Meeting at the Windmill Park Board Room
January 16, 2018 at 6:30 pm
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 and one resident in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:32 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Stimpson) to adopt the January 16, 2018 Board Meeting Agenda as amended, with the addition of items VIV-B. & C. under New Business. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 4, 2017 Landscape; December 6, 2017 Covenants; December 7, 2017 ARC; December 20, 2017 ARC. **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Stimpson) to approve the December 19, 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

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

X. Finance:

- a. Balance Sheet Report for December 31, 2017:** Operating Cash \$539,202.96; Total Cash Reserve \$1,029,283.77; Accounts Receivable \$127,273.58; Other Assets \$152,472.96; Pre-Paid Income Tax \$5,347.00; Pre-Paid Insurance \$2,600.00; December 31, 2017, Total Assets \$1,856,180.27.

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. Upper Tree Pruning – MOTION (Cicala/Childress)** to approve the proposal from Brijer Resources for common area upper tree pruning, NTE \$15,900, as recommended by the Landscape Committee. Unanimously approved.

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 #25540 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #20219 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #20389 (Inoperable Vehicle)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #25865 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #19949 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #21302 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #26277, #18020, #26216 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #26216 (Unightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XIV. New Business:

- a. Insurance Policy Renewal – MOTION (Cicala/Dawes)** to reject add-on coverage for terrorism. Unanimously approved. **MOTION (Lambert/Childress)** to renew annual policy with American Family Insurance. Unanimously approved.
- b. Covenants Fine Waiver Request – MOTION (Cicala/Childress)** to approve waiver of fine on ID #19949. Unanimously approved.
- c. Design Guideline Update – MOTION (Lambert/Childress)** to remove term “permanent” from section of guidelines pertaining to gazebos and pergolas. Unanimously approved.

XV. Old Business: None

XVI. Manager Report:

- a. Mr. Seng provided written report to Board noting that in December 17 homes sold and closed in Continental Ranch plus 7 homes in Sunflower; pool plaster replacement project underway; bids solicited for landscape maintenance contract; volunteer luncheon scheduled for January 27 at 11:30am; Market Festival schedule reduced to once per month.

XVII. Adjournment:

Meeting adjourned at 6:47 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for February 20, 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