

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
February 20, 2018 at 6:30 pm  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1<sup>st</sup> Vice President; Mr. Bill Dawes, 2<sup>nd</sup> 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 three residents 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 (Childress/Stimpson)** to adopt the February 20, 2018 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: January 3, 2018 Covenants; January 4, 2018 ARC; January 8, 2018 Landscape; January 18, 2018 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

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

**MOTION (Dawes/Childress)** to approve the January 16, 2018 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

One resident had questions regarding violation notices. Another resident from 7539 Sonoma Way requested a ARC approval exception on his application for a storage shed. **MOTION (Cicala/Bracken)** to approve ARC application; five in favor, two opposed (Lambert/Childress), motion passed.

**IX. Activities:**

- a. **Market Festival** – Noted on Second Thursday of each month 4pm – 8pm
- b. **Food Truck Rodeo** – Noted on first Monday of each month 5pm – 8pm

**X. Finance:**

**a. Balance Sheet Report for January 31, 2018:** Operating Cash \$426,308.64; Total Cash Reserve \$1,047,952.98; Accounts Receivable \$101,993.04; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; January 31, 2018, Total Assets \$1,731,109.62.

**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 #25540 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #18020 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #26216 (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 \$50 weekly 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#26216 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #25278, #40765, #22634, #19865 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID#19989, #22554, #27070 (Unightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #24126, #18471 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. ID #25634 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- l. ID #84445 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. ID #21250 (Maintenance of Landscape)** – Recommend a \$25 fine and a 30-day pool suspension & a lot cleanup no sooner than 02/21/2018 if the property is not brought into compliance by 02/20/2018.

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

**XIV. New Business:**

- a. **Pool Chlorinators - MOTION (Cicala/Childress)** to approve replacement of pool chlorinators for both main pools, kiddie pool, and spa NTE \$13,616.32 following the reserve study. Unanimously approved.
- b. **Pool Deck Power Washing – MOTION (Childress/Bracken)** to approve contract with Oasis Pool Service to pressure wash both pool decks once per month, NTE \$600. Unanimously approved.
- c. **Swim Lessons by Saguaro Aquatics – MOTION (Dawes/Childress)** to approve proposal for 2018 swim lessons with Saguaro Aquatics, as presented. Unanimously approved.

**XV. Old Business:** None

**XVI. Manager Report:**

- a. Mr. Seng reported to Board: in January 17 homes sold and closed in Continental Ranch plus 4 homes in Sunflower; pebble tec installation at Windmill pool completed, still in process at Community Center pool; Windmill Pool scheduled to be reopened on March 1<sup>st</sup> as approved by Board; landscape maintenance proposals received from contractors and distributed to Board/Landscape Committee for review; minor roof leak at office, inspection scheduled; Market Festival schedule reduced to once per month. Shelving system in Windmill Park shed in need of replacement; **MOTION (Cicala/Childress)** to approve estimate from Pro-Care for shelving replacement NTE \$786.44, unanimously approved.

**XVII. Adjournment:**

Meeting adjourned at 7:06 P.M.  
Executive Session to follow.

**Next Board of Directors Meeting scheduled for March 20, 2018 at 6:45 P.M. at Community Center.**

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Doug Childress, Secretary

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