

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

March 20, 2018 at 6:45pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Peggy Bracken

2nd Vice-President

Bill Dawes

Secretary

Doug Childress

Treasurer

Marilyn Stimpson

Director at Large

Bill Cicala

Director at Large

Bob Vollbrecht

III. Guests: None Scheduled

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda:

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- February 1, 2018 ARC
- February 5, 2018 Landscape
- February 7, 2018 Covenants
- February 15, 2018 ARC

VII. Approval of Minutes:

- a. February 20, 2018 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

BOD reads: *At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.*

IX. Activities

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

X. Finance:

a. Balance Sheet Report for February 28, 2018:

Operating Cash	\$346,751.27
Total Cash Reserve	\$1,040,570.30
Accounts Receivable	\$91619.90
Other Assets	\$146,957.96
Pre-Paid Income Tax	\$5,297.00
Pre-Paid Insurance	\$2,600.00

February 28, 2018 Total Assets	\$1,633,796.43
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XI. Architectural Review Committee: No recommendations.

XII. Landscape Committee:

- a. **Annual Flowers** - Recommend to approve purchase of annual flowers and soil replacement for flower beds through Environment Control NTE \$1,410.

XIII. Covenants Committee:

- a. **ID #25540 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #18020 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #26216 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #25278 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #19865 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #20389 (Inoperable Vehicle)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #24126 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #18471 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #26216 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #21085, #17780, #59821, #20123, #25836 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XIV. New Business:

- a. 2018 Seasonal Pool Monitors
- b. Windmill & Community Center Pool Fence Repaint
- c. Windmill Parking Signs & Park Handrail Repaint
- d. Monument Signs Repaint
- e. Windmill & Community Center Security Camera Update
- f. HVAC Maintenance Service Contract
- g. Community Center Rental Policy

XV. Old Business: None

XVI. Action In Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the termination of the landscape maintenance contract with Complete Landscape via 30-day termination notice to be issued March 1, 2018 for effective termination date of March 30, 2018; and approval of landscape maintenance contract with Environment Control with the effective start date of April 2, 2018 at a monthly contract rate of \$20,478.84.

XVII. Management Report:

XVIII. Adjourn to Executive Session:

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
March 20, 2018 following the Board Meeting

I. Call to Order

II. Roll Call:

President	John Lambert
1 st Vice-President	Peggy Bracken
2 nd Vice-President	Bill Dawes
Secretary	Doug Childress
Treasurer	Marilyn Stimpson
Director at Large	Bill Cicala
Director at Large	Bob Vollbrecht

III. Approval of the Agenda

IV. Approval of Previous Meeting Minutes:

A. February 20, 2018 Executive Meeting

V. Owner Requests and Legal Requests

A. Write-Off Request

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) and (3).

VI. Adjourn