

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
April 17, 2018 at 6:45 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 no 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/Cicala) to adopt the April 17, 2018 Board Meeting Agenda as amended with the addition of item A. under Architectural Review Committee. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: March 1, 2018 ARC; March 5, 2018 Landscape; March 7, 2018 Covenants; March 15, 2018 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the March 20, 2018 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Activities:

a. **Market Festival** – Noted on Second Thursday of each month 4pm – 8pm

X. Finance:

- a. Balance Sheet Report for March 31, 2018:** Operating Cash \$247,434.86; Total Cash Reserve \$1,033,921.51; Accounts Receivable \$79,980.94; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; March 31, 2018, Total Assets \$1,516,192.27.

XI. Architectural Review Committee:

- a. Condo Cert Inspection Exception:** Board agreed with Committee regarding exception.

XII. Landscape Committee: No recommendations.

XIII. Covenants Committee:

- a. ID #25540 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #18020 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #25278 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #19865 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #21085 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #17780 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #25836 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #20389 (Inoperable Vehicle)** – Recommend a \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #24126 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #18471 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. ID #22084, #21096, #23001 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. ID#27065 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XIV. New Business:

- a. Appoint Nominating Committee: MOTION (Lambert/Cicala)** to appoint John Abraham, Dave Lawrence, Eric Krueger, Bill Cicala, and Bill Dawes. Unanimously approved.
- b. Budget Development:** Postponed; Board requests info be included in May newsletter regarding discussion about potential assessments increase.

XV. Old Business:

- a. **HVAC Maintenance Service Contract:** Postponed.

XVI. Action In Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Environment Control for irrigation repairs in median on Twin Peaks Road, NTE \$3,467.63.

XVII. Manager Report:

- a. Mr. Seng reported to Board: in March 18 homes sold and closed in Continental Ranch plus 9 homes in Sunflower; security camera system replacements nearly completed; fence painting project complete; monument painting project scheduled; community center pool gate controller shipped out for warranty repair; new landscape maintenance contractor began April 2; office roof repairs completed.

XVIII. Adjournment:

Meeting adjourned at 7:07 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for May 15, 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