

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
May 15, 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 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 (Bracken/Dawes) to adopt the May 15, 2018 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: April 2, 2018 Landscape; April 4, 2018 Covenants; April 5, 2018 ARC; April 19, 2018 ARC. **MOTION (Childress/Vollbrecht)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Bracken) to approve the April 17, 2018 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Homeowner Requests:

a. Parking Lot Use with Rental of Community Center – MOTION (Cicala/Childress) to approve request, for no more than once per month. Unanimously approved.

b. Use or Parking Lot for Coffee Cart – MOTION (Lambert/Dawes) to deny request. Unanimously approved.

X. Activities:

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

XI. Finance:

- a. **Balance Sheet Report for April 30, 2018:** Operating Cash \$530,017.04; Total Cash Reserve \$1,018,088.75; Accounts Receivable \$73,691.08; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; April 30, 2018, Total Assets \$1,776,651.83.

XII. Architectural Review Committee: No recommendations.

XIII. Landscape Committee: No recommendations.

XIV. Covenants Committee:

- a. **ID #18020 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #19865 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21085 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #17780 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #22084 (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 \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #24126 (Inoperable Vehicle)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19143, #21355 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID#20424 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #52477, #84445 (ARC Approval Required)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XV. New Business:

- a. **CMID Exemption Petition: MOTION (Lambert/Dawes)** to include CMID petition with Annual Meeting mailing package. Unanimously approved.
- b. **Erosion Repair: MOTION (Cicala/Stimpson)** to approve proposal from Strongbuilt Enterprise LLC to repair minor erosion in parcel 47 behind Opal Moon Court NTE \$780. Unanimously approved.

XVI. Old Business:

- a. **HVAC Maintenance Service Contract: MOTION (Childress/Dawes)** to approve maintenance contract with American Conditions Air to service Windmill Park Office & Community Center HVAC units NTE \$1,100. Five in favor, two abstained (Lambert/Cicala); motion approved.
- b. **Budget Development: MOTION (Cicala/Dawes)** to approve 10% increase to semi-annual assessments, effective November 1, 2018. Unanimously approved.

XVII. Action In Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Ultra Air Conditioning for emergency replacement of Community Center HVAC unit, NTE \$8,000.00.

XVIII. Manager Report:

- a. Mr. Seng reported to Board: in April 18 homes sold and closed in Continental Ranch plus 6 homes in Sunflower; registration for resident pre-emergent spray program extends through end of May; monument sign painting project completed; Community Center pool gate keycard device shipped to manufacturer for warranty repair, not guaranteed to be completed in time for pool re-opening; spa cleaned due to vandalism; Blood Drive scheduled for June 2nd.

XIX. Adjournment:

Meeting adjourned at 7:09 P.M.
Executive Session to follow.

Next Board of Directors Meeting scheduled for June 19, 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