

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
June 19, 2018 at 6:45 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. Bob Vollbrecht, Director at Large. Excused absent: Mr. Bill Cicala, Director at Large. Also present: Mr. Josh Seng, Community Manager and Ryan Egea, Assistant Manager, and approximately 10 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/Dawes)** to adopt the June 19, 2018 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: May 2, 2018 Covenants; May 3, 2018 ARC; May 7, 2018 Landscape; May 17, 2018 ARC. **MOTION (Childress/Stimpson)** to accept consent agenda. Unanimously approved.

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

**MOTION (Dawes/Stimpson)** to approve the May 15, 2018 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

None.

**IX. Activities:**

a. **Market Festival** – Market postponed for summer.

**X. Finance:**

- a. Balance Sheet Report for May 31, 2018:** Operating Cash \$591,706.64; Total Cash Reserve \$1,020,375.30; Accounts Receivable \$146,367.19; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; May 31, 2018, Total Assets \$1,913,304.09.

**XI. Architectural Review Committee:** No recommendations.

**XII. Landscape Committee:**

- a. Windmill Park Ash Tree Irrigation – MOTION (Childress/Bracken)** to approve proposal from Environment Control for adding irrigation to trees at Windmill Park NTE \$2,537.80. Unanimously approved.

**XIII. 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 (Dawes/Childress)** to approve all standard recommendations for covenants violation fines and suspensions. Unanimously approved.

**XIV. New Business: None**

**XV. Old Business: None**

**XVI. Manager Report:**

- a.** Mr. Seng reported to Board: in May 34 homes sold and closed in Continental Ranch plus 7 homes in Sunflower; resident pre-emergent spray program in process; filter sand was replaced at Windmill Pool; Community Center pool gate controller repaired and reinstalled on June 7th, Splash Pad bucket under repair; police report filed as per Board instruction, for spa vandalism; HVAC and roofing

contractors called to investigate community center roof leak, source of leak not determined; Windmill Park flagpole lighting repaired under warranty; parcel 47 erosion repair completed; quarterly HVAC maintenance completed using new contractor; **MOTION (Childress/Dawes)** to approve estimate from Brijer Resources for removal of dead palo verde tree on Kearny/Plomosa NTE \$450, unanimously approved; **MOTION (Lambert/Childress)** to approve estimate from Environment Control for irrigation control wire replacement on Twin Peaks NTE \$1,578.15, unanimously approved.

**XVII. Adjournment:**

Meeting adjourned at 6:55 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for July 17, 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*