

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
July 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. 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 4 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/Vollbrecht) to adopt the July 17, 2018 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 4, 2018 Landscape; June 6, 2018 Covenants; June 7, 2018 ARC; June 21, 2018 ARC. **MOTION (Dawes/Childress)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Bracken) to approve the June 19, 2018 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Homeowner Requests:

- a. **Household Pet – MOTION (Cicala/Dawes)** to approve the request for an indoor micro pig as a household pet. Unanimously approved.
- b. **Pool Hand Railing** – Postponed; Board requested additional information.

- X. Finance:**
- a. **Balance Sheet Report for June 30, 2018:** Operating Cash \$552,282.95; Total Cash Reserve \$1,031,724.57; Accounts Receivable \$112,627.99; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; June 30, 2018, Total Assets \$1,851,490.47.
- XI. Architectural Review Committee:** No recommendations.
- XII. Landscape Committee:**
- a. **Tree Removal – MOTION (Peggy/Childress)** to approve proposal from Brijer Resources to remove Italian Cypress, Ash Tree, and Mesquite Tree NTE \$600, as recommended by the Landscape Committee. Unanimously approved.
 - b. **Copper Moon Entrance – MOTION (Childress/Stimpson)** to approve proposal from Environment Control for the installation of plants at the Copper Moon entrance NTE \$3,935.76, as recommended by the Landscape Committee. 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 #17780 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - d. **ID #22084** Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - e. **ID #21355 (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 \$100 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 #20424 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - i. **ID #84445 (ARC Denied)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - j. **ID #64983 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - k. **ID #24178 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - l. **ID #17784, #17874, #83054, #43973, #22084, #21206, #84460, #64980, #82961, #19590, #52428, #20209, #23488 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - m. **ID #25713, #20231 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - n. **ID #40703 (Trailer)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- o. **ID #54632 (Unsightly Material)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- p. **ID #82961 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- q. **ID #19284 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- r. **ID #20197 (Maintenance of Landscaping)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

- s. **ID #84445 (Lack of ARC Approval)** – Board requested additional information.

XIV. New Business:

- a. **Windmill Park Monument Synthetic Turf – MOTION (Lambert/Bracken)** to approve proposal from Arizona Luxury Lawns & Greens for installation of synthetic turf at the Windmill Park monument NTE \$2,429. Unanimously approved.

XV. Old Business: None

XVI. Manager Report:

- a. Mr. Seng reported to Board: in June 18 homes sold and closed in Continental Ranch plus 1 home in Sunflower; splash pad working properly since warranty repairs were made on June 29; flag raising ceremony held by the boy scouts at Windmill Park on July 7th; minor increase in service contract noted for Truly Nolen pest control services; Windmill office treated for termites; reserve study nearly complete; play structure minor warranty repair at Windmill Park; seeking estimates for website update.

XVII. Adjournment:

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

Next Board of Directors Meeting scheduled for August 21, 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