

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
September 18, 2018 at 7:00 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, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Ryan Egea, Assistant Manager and Ms. Ashley Boykin, Covenants Liaison, and 2 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 September 18, 2018 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: August 1, 2018 Covenants; August 2, 2018 ARC; August 6, 2018 Landscape; August 16, 2018 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Dawes/Childress) to approve the August 21, 2018 Board Meeting Minutes & August 24, 2018 Slate of Candidates Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Finance:

a. Balance Sheet Report for August 31, 2018: Operating Cash \$345,754.50; Total Cash Reserve \$1,066,776.22; Accounts Receivable \$79,071.14; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; August 31, 2018, Total Assets \$1,646,456.82.

X. Election Committee:

- a. **Approval of Procedure for 2018 Election – MOTION (Cicala/Vollbrecht)** to approve 2018 Election Procedure as presented. Unanimously approved.

XI. Architectural Review Committee:

No recommendations.

XII. Landscape Committee:

- a. **Twin Peaks Irrigation – MOTION (Cicala/Vollbrecht)** to approve proposal with AAA Landscape to install new irrigation on Twin Peaks west of Coachline for \$40,704.20 plus additional labor for sleeve discovery. Unanimously approved.

XIII. Covenants Committee:

- a. **ID #18020 (Trash Cans)** – Standard recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #17784 (Trash Cans)** – Standard recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #82961 (Trash Cans)** – Standard recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #20389 (Inoperable Vehicle)** – Standard recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #24126 (Inoperable Vehicle)** – Standard recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #50313 (Inoperable Vehicle)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #20889 (Duty of Maintenance)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #20304 (Duty of Maintenance)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #84445 (ARC Denial)** – Standard recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #54632 (Trash Cans)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #54632 (Dead Plants)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #18390 (Dead Plants)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #84418 (Desert Broom)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- n. **ID #18390 (Duty of Maintenance)** – Standard recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XIV. New Business:

a. Annual Termite Contract Renewal

MOTION (Cicala/Stimpson) to approve the annual termite maintenance contract renewal with Truly Nolen NTE \$252. Unanimously approved.

XV. Old Business: None

XVI. Manager Report:

- a.** Mr. Egea reported to Board: in August 22 homes sold and closed in Continental Ranch plus 6 homes in Sunflower; AAA Landscape began work in CRCA September 4; Community Center pool closing on September 19; Windmill Park monument synthetic turf installed September 11; Community Center HVAC ductwork for remaining 2 units completed September 5; Windmill Park office grout cleaned September 15; Windmill Park & Community Center parking lots seal coating scheduled for October 15 – 17.

XVII. Adjournment:

Meeting adjourned at 6:50 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for October 16, 2018 at 6:45 P.M. at Community Center.

Doug Childress, Secretary

Minutes submitted by Ryan Egea, Community Assistant Manager as approved by the Board of Directors