

Continental Ranch Community Association  
Board of Directors Meeting at the Community Center  
November 20, 2018  
Following the Organizational Meeting of the Board  
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. Bill Cicala, Director at Large; Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager and Mr. Ryan Egea, Assistant Manager.

**II. Call to Order:**

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:47 p.m.

**III. Scheduled Guests:**

None scheduled.

**IV. President's Message:**

None given.

**V. Adopt the Agenda:**

**MOTION (Childress/Dawes)** to adopt the November 20, 2018 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: October 1, 2018 Landscape; October 3, 2018 Covenants; October 4, 2018 ARC; October 18, 2018 ARC. **MOTION (Dawes/Vollbrecht)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

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

**MOTION (Childress/Dawes)** to approve the October 16, 2018 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

None.

**IX. Finance:**

**a. Balance Sheet Report for October 31, 2018:** Operating Cash \$530,348.17; Total Cash Reserve \$1,083,389.84; Accounts Receivable \$61,816.68; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; October 31, 2018, Total Assets \$1,830,409.65.

**X. Architectural Review Committee:**

No recommendations.

**XI. Landscape Committee:**

- a. **Additional Services – MOTION (Lambert/Cicala)** to approve integrated pest management program proposal from AAA Landscape, NTE \$18,850.90. Unanimously approved.

**XII. Covenants Committee:**

***\*\*All covenants fines and suspensions approved under consent agenda.***

- a. **ID #18020 (Trash Cans)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #17784 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #82961 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #54632 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #26229 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #50313 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #20304 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #18390 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #18390 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018.
- k. **ID #84445 (ARC Denial)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #87726, #18879, #19997, #67066, #80872 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018.
- m. **ID #43946, #18888, #20715 (Overhead Encroachment)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018.
- n. **ID #19299, #21302 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- o. **ID #51331 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- p. **ID #21302 (Trailer Parking)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- q. **ID #18629 (ARC Approval Required)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

**XIII. New Business:**

- a. Property Conveyance – MOTION (Cicala/Childress)** to convey section of wash owned by Continental Ranch to Town of Marana. Unanimously approved. Section should have been conveyed during development phase.
- b. Windmill Park Restrooms Remodel – MOTION (Cicala/Bracken)** to approve proposal from Strongbuilt Enterprise to remodel the Windmill Park restrooms NTE \$11,271.09, following the reserve study. Unanimously approved.
- c. Monument Lighting Upgrade – MOTION (Childress/Stimpson)** to approve proposals from Sovereign Electric to upgrade lighting at 7 monuments for a total NTE \$9,750. Unanimously approved.

**XIV. Old Business:**

- a. Article Contribution – MOTION (Lambert/Bracken)** to allow for one month of article contribution.

**XV. Manager Report:**

- a.** Mr. Seng reported to Board: in October 25 homes sold and closed in Continental Ranch plus 6 homes in Sunflower; turf over-seeding completed; landscape irrigation system replacement on Twin Peaks in process; Community Center and Windmill west parking resealed; Windmill Park drinking fountain replacement completed; Windmill Park playground shade canopy replacement completed; Windmill paver walkway repairs completed; tile grout maintenance completed.

**XVI. Adjournment:**

Meeting adjourned at 6:58 P.M.  
Executive Session to follow.

**Next Board of Directors Meeting scheduled for December 18, 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*