

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
December 18, 2018 at 6:45 pm
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1st Vice President; Ms. Marilyn Stimpson, Treasurer; Mr. Bill Cicala, Director at Large; Mr. Bob Vollbrecht, Director at Large. Absent/excused: Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary. 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 6:45 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Bracken/Stimpson) to adopt the December 18, 2018 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: November 1, 2018 ARC; November 5, 2018 Landscape; November 7, 2018 Covenants; November 15, 2018 ARC. **MOTION (Cicala/Bracken)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Bracken/Stimpson) to approve the November 20, 2018 Board Organizational Minutes and regular Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Resident John Fennema provided information regarding Waste Management.

IX. Finance:

a. Balance Sheet Report for November 30, 2018: Operating Cash \$613,106.46; Total Cash Reserve \$1,080,493.21; Accounts Receivable \$225,529.15; Other Assets \$146,957.96; Pre-Paid Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; November 30, 2018, Total Assets \$2,073,983.78.

X. Architectural Review Committee:

No recommendations.

XI. Landscape Committee:

- a. **2019 Annual Tree Pruning – MOTION (Lambert/Bracken)** to approve annual tree pruning proposal from Brijer Resources, NTE \$20,650. Unanimously approved.
- b. **Twin Peaks Monument Rip Rap – MOTION (Cicala/Stimpson)** to approve proposal from AAA Landscape for Twin Peaks Monument rip rap installation, NTE \$1,400. Unanimously approved.
- c. **Windmill Park Office Irrigation – MOTION (Bracken/Stimpson)** to approve proposal from AAA Landscape of Windmill Park office irrigation, NTE \$1,598.25. Unanimously approved.

XII. Covenants Committee:

- a. **ID #18020 (Trash Cans)** – Recommendation of \$50 weekly 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 #19299 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #50313 (Inoperable Vehicle)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #20304 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #18629 (ARC Violation)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #20259, 20308 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

XIII. New Business:

- a. **Marbella II Monument Lighting Repair – MOTION (Cicala/Stimpson)** to approve proposal from Sovereign Electric LLC to repair monument lighting at the Marbella II monuments NTE \$2,600. Unanimously approved.

b. **Cancion De La Luna Rip Rap Erosion Repair – MOTION (Stimpson/Bracken)** to approve proposal AAA Landscape for Cancion De La Luna rip rap repair NTE \$1,365. Unanimously approved.

c. **CRCA Website Update – MOTION (Lambert/Bracken)** to approve proposal from Word Wright Web to upgrade CRCA website to WordPress NTE \$3,840. Unanimously approved.

XIV. Old Business:

None.

XV. Manager Report:

a. Mr. Seng reported to Board: in November 11 homes sold and closed in Continental Ranch plus 4 homes in Sunflower; irrigation replacement on Twin Peaks Rd completed; residential pre-emergent service completed; main monument lighting upgrade complete; annual financial audit in process.

XVI. Adjournment:

Meeting adjourned at 6:59 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for January 15, 2019 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