

Continental Ranch Community Association
Board of Directors Meeting at the Community Center
January 15, 2019 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. 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 6:45 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Lambert/Dawes) to adopt the January 15, 2019 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 3, 2018 Landscape; December 5, 2018 Covenants; December 6, 2018 ARC; December 20, 2018 ARC. **MOTION (Childress/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 December 18, 2018 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Bruce Call, representative of parcel owned by church, presented plans to construct church on their undeveloped lot.

IX. Finance:

a. Balance Sheet Report for December 31, 2018: Operating Cash \$607,980.06; Total Cash Reserve \$1,068,399.79; Accounts Receivable \$195,128.57; Other Assets \$146,957.96; Pre-Paid

Income Tax \$5,297.00; Pre-Paid Insurance \$2,600.00; December 31, 2018, Total Assets \$2,026,363.38.

X. Architectural Review Committee:

No recommendations.

XI. Landscape Committee:

- a. **Copper Moon Parcel Entryway Plantings – MOTION (Childress/Stimpson)** to approve proposal from AAA Landscape to install new plants and decorative rocks at the Copper Moon parcel entryway, NTE \$5,422. Unanimously approved.
- b. **Pocket Park Irrigation Replacement – MOTION (Dawes/Childress)** to approve proposal from AAA Landscape to replace irrigation systems at the Phobos, Wenden, Sunset Mountain, and Veridian pocket parks NTE \$23,220.00. 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 #82961 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #54632 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #26229 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #18629 (ARC Violation)** – 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 #88965 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #52450 (Landscape Maintenance)** – Recommendation of \$25 fine, 30-day pool suspension, and a lot clean up to be scheduled no sooner than 01/16/2019 if the property is not brought into compliance by 01/15/2019.

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

XIII. New Business:

- a. **Windmill Park Restrooms Floor Restoration – MOTION (Cicala/Childress)** to approve proposal from Monroe Concrete Coating & Remodeling to update Windmill Park restrooms floors NTE \$1,850.00. Unanimously approved.

XIV. Old Business:

None.

XV. Manager Report:

- a. Mr. Seng reported to Board: in December 21 homes sold and closed in Continental Ranch plus 5 homes in Sunflower; annual financial audit completed; various irrigation projects completed, including rip rap at main monument, rip rap at Cancion de la Luna, and irrigation at Windmill Park; upper tree pruning underway; monument lighting project underway; volunteer luncheon scheduled for January 26.

XVI. Adjournment:

Meeting adjourned at 7:11 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for February 19, 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