

Continental Ranch Community Association  
Board of Directors Meeting  
at the Windmill Park Conference Room  
February 19, 2019 at 6:45 pm  
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; Mr. Bill Cicala, Director at Large. Directors Absent: Ms. Marilyn Stimpson, Treasurer; Mr. Bob Vollbrecht, Director at Large. Also present: Mr. Josh Seng, Community Manager and Mr. Ryan Egea, Assistant Manager, and four present 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/Dawes)** to adopt the February 19, 2019 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: January 2, 2019 Covenants; January 3, 2019 ARC; January 7, 2019 Landscape; January 17, 2019 ARC. **MOTION (Childress/Dawes)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

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

**MOTION (Lambert/Cicala)** to approve the January 15, 2019 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

A resident spoke about Town of Marana approval of a conditional use permit for church being constructed on Coachline. An audience member announced plans for building a storage facility on Silverbell. A resident thanked the board for their service.

**IX. Homeowner Requests**

**a. Veteran Club Request – MOTION (Cicala/Dawes)** to give permission to club for use of CR logo. Unanimously approved.

- X. Activities:**
- a. **2019 Easter Egg Hunt – MOTION (Childress/Dawes)** to approve the 2019 Easter Egg Hunt budget as presented. Unanimously approved.
- XI. Finance:**
- a. **Balance Sheet Report for January 31, 2019:** Operating Cash \$526,711.89; Total Cash Reserve \$1,080,593.10; Accounts Receivable \$91,987.47; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; January 31, 2019, Total Assets \$1,848,582.42.
- XII. Architectural Review Committee:**
- a. **Guideline Revision, Guest Residence – MOTION (Lambert/Cicala)** to approve Design Guidelines update pertaining to guest residences as presented as recommended by the Architectural Review Committee. Unanimously approved.
- XIII. Landscape Committee:**
- a. **Community Center Irrigation – MOTION (Lambert/Cicala)** to approve proposal from AAA Landscape to replace the Community Center irrigation system NTE \$16,170.00, as recommended by the Landscape Committee. Unanimously approved.
  - b. **Plant Replacements – MOTION (Lambert/Cicala)** to approve proposal from AAA Landscape to install replacement plants NTE \$3,295.50, as recommended by the Landscape Committee. Unanimously approved.
- XIV. Covenants Committee:**
- a. **ID #18020 (Trash Cans)** – Recommendation of \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
  - b. **ID #82961 (Trash Cans)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - c. **ID #54632 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - d. **ID #88965 (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 #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
  - g. **ID #19989, #23513 (Landscape Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - h. **ID #17992 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - i. **ID #25404 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - j. **ID #19237 (Trailer Parking)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

- k. **ID #19452 (Landscape Maintenance)** – Recommendation of \$25 fine, 30-day pool suspension, and a lot clean up to be scheduled no sooner than 02/20/2019 if the property is not brought into compliance by 02/19/2019.

**Resident for Trailer Parking** requested fine waiver and 30-day extension to remove trailer; board granted waiver and extension. **Resident for Landscape Parking** requested fine waiver; board granted waiver. **MOTION (Cicala/Childress)** to approve all covenants violation fines and suspensions as recommended by the Covenants Committee, except for ID #19989 & #19237. Unanimously approved.

**XV. New Business:**

- a. **IT Services – MOTION (Childress/Dawes)** to approve monthly service agreement from Reliable IT Solutions as presented. Unanimously approved.
- b. **Pool Monitor Budget – MOTION (Dawes/Childress)** to approve the 2019 pool monitor budget as presented. Unanimously approved.
- c. **Splash Pad Deck Reseal – MOTION (Bracken/Childress)** to approve proposal from Eco Corflex, NTE \$5,196.37. Unanimously approved.
- d. **Community Center Pool Filter Replacements – MOTION (Dawes/Childress)** to approve proposal from Oasis Pool Service to replace three Community Center pool filters NTE \$6,000.60. Unanimously approved.
- e. **Windmill Office Toilet Replacement – MOTION (Bracken/Childress)** to approve proposal from Plumb Plumbing to replace the Windmill Park office restroom toilet NTE \$569.00. Unanimously approved.
- f. **Saguaro Aquatics Swim Lessons – MOTION (Cicala/Childress)** to approve renewal of Saguaro Aquatics swim lessons. Unanimously approved.

**XVI. Old Business:**

None.

**XVII. Manager Report:**

- a. Mr. Seng reported to Board: in January, 16 homes sold and closed in Continental Ranch plus 9 homes in Sunflower; pocket park irrigation installation underway; management working with Association Reserves to update annual reserve study; park restroom remodel scheduled for February 25.

**XVIII. Adjournment:**

Meeting adjourned at 7:20 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for March 19, 2019 at 6:45 P.M. at Windmill Park conference room.**

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Doug Childress, Secretary

*Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors*