

Continental Ranch Community Association  
Board of Directors Meeting  
at the Windmill Park Conference Room  
March 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 two 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/Bracken)** to adopt the March 19, 2019 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: February 4, 2019 Landscape; February 6, 2019 Covenants; February 7, 2019 ARC; February 21, 2019 ARC. **MOTION (Childress/Stimpson)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

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

**MOTION (Cicala/Childress)** to approve the February 19, 2019 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Two residents spoke to the Board regarding street parking in their parcel.

**IX. Finance:**

**a. Balance Sheet Report for February 28, 2019:** Operating Cash \$412,011.14; Total Cash Reserve \$1,082,981.39; Accounts Receivable \$85,831.39; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; February 28, 2019, Total Assets \$1,730,113.88.

**X. Architectural Review Committee:**

- a. **Guideline Revision, Walls – MOTION (Dawes/Stimpson)** to approve Design Guidelines update to remove requirement to obtain a Town of Marana permit for raising perimeter walls above five feet as recommended by the Architectural Review Committee. Unanimously approved.

**XI. Landscape Committee:**

- a. **Replacement Trees – MOTION (Childress/Bracken)** to approve proposal from AAA Landscape to install four 24-inch box Swan Hill olive trees along Coachline north or Armor Crest NTE \$1,100, as recommended by the Landscape Committee. Unanimously approved.

**XII. Covenants Committee:**

- a. **ID #54632 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #88965 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #25404 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #21166 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #18018 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19417 (Overhead Encroachment)** – Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 03/20/2019 if the property is not brought into compliance by 03/19/2019.
- i. **ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.  
**ID #100508 (Boat/Trailer Parking)** Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

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

**XIII. New Business:**

- a. **Gate Maintenance – MOTION (Bracken/Childress)** to approve proposal from Approved Painting Arizona to paint the Windmill Park dumpster gate and the pool equipment room gate NTE \$295.00. Unanimously approved.
- b. **Front Yard Décor/Furniture Guidelines – Postponed**
- c. **Front Yard Landscape Guidelines – Postponed**

**XIV. Old Business:**

None.

**XV. Action in Lieu:**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Oasis Pool Service to replace three (3) Windmill Pool heaters NTE \$13,188.00

**XVI. Manager Report:**

a. Mr. Seng reported to Board: in March, 10 homes sold and closed in Continental Ranch plus 7 homes in Sunflower; Windmill Pool opened March 1<sup>st</sup>; pocket park irrigation installation underway; management working with Association Reserves to update annual reserve study; park restrooms remodel complete; upgrades to monument lighting complete.

**XVII. Adjournment:**

Meeting adjourned at 7:17 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for April 16, 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*