

Continental Ranch Community Association
Board of Directors Meeting
at the Windmill Park Conference Room
April 16, 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. Bill Cicala, Director at Large; Ms. Marilyn Stimpson, Treasurer; Mr. Bob Vollbrecht, Director at Large. Directors Absent: Mr. Doug Childress, Secretary. Also present: Mr. Josh Seng, Community Manager and Mr. Ryan Egea, Assistant Manager, and one 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 (Lambert/Cicala) to adopt the April 16, 2019 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: March 4, 2019 Landscape; March 6, 2019 Covenants; March 7, 2019 ARC; March 21, 2019 ARC. **MOTION (Lambert/Cicala)** 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 March 19, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None

IX. Finance:

a. Balance Sheet Report for March 31, 2019: Operating Cash \$321,708.82; Total Cash Reserve \$1,080,611.91; Accounts Receivable \$76,162.48; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; March 31, 2019, Total Assets \$1,627,773.17.

X. Architectural Review Committee: No recommendations.

XI. Landscape Committee:

a. Mission View Common Area Gravel Replenishment – MOTION (Cicala/Bracken) to approve proposal from AAA Landscape to add gravel with a riprap border to the Mission View common area NTE \$3,363.69, as recommended by the Landscape Committee. Unanimously approved.

XII. Covenants Committee:

a. ID #25773 (Landscape Parking) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

b. ID #100508 (Trailer/Boat) – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

c. ID #84445 (ARC Violation) – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.

d. ID #20389 (Inoperable Vehicle) – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.

e. ID #19997 (Trash Cans) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

f. ID #19998 (Trash Cans) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

g. ID #21257 (Trash Cans) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

h. ID #19718 (Trash Cans) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

i. ID #20904 (Holiday Decorations) Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

j. ID #19299 (Holiday Decorations) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

k. ID #21108 (Duty of Maintenance) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

l. ID #20889 (Duty of Maintenance) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

m. ID #40765 (Street Parking) – Refer to Board meeting for discussion.

n. ID #20889 (Landscape Maintenance) – Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 04/17/2019 if the property is not brought into compliance by 04/16/2019.

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

m. ID #40765 (Street Parking) – MOTION (Cicala/Lambert) to approve \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.

XIII. New Business:

a. Front Décor/Furniture Guidelines – Postponed

b. Front Yard Landscape Guidelines – Postponed

c. Landscape Maintenance of Utility Easement – MOTION (Lambert/Cicala) Association will not maintain landscape of easement. Unanimously approved.

XIV. Old Business:

None.

XV. Manager Report:

a. Mr. Seng reported to Board: in March, 33 homes sold and closed in Continental Ranch plus 5 homes in Sunflower; Fascia covenants enforcement underway, 60% of homes completed painting since initial courtesy letter issued in November 2018; Updated CRCA website planning to go live by May 1st; Plant replacement installations in progress; Copper Moon parcel plant/rock install complete; Community Center mirror replaced; Town of Marana installed 2” sleeve under Coachline Blvd during repaving project; 2019 Annual Easter Egg Hunt on Saturday April 20.

MOTION (Lambert/Cicala) – to approve proposal from Sovereign Electric to power main monuments at Coachline and Silverbell using underground sleeve installed by the Town of Marana NTE \$4,500. Unanimously approved.

XVI. Adjournment:

Meeting adjourned at 7:46 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for May 21, 2019 at 6:45 P.M. at Windmill Park conference room.

Doug Childress, Secretary

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