

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
June 18, 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. Directors Excused Absent: Mr. Bill Cicala, Director at Large. Also present: Mr. Josh Seng, Community Manager and Ms. Ashley Boykin, Assistant Manager, and approximately ten members 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. Board Member Resignation/Appointment:

Mr. Lambert announced Mr. Bob Vollbrecht resigned from his position on the board of directors. **MOTION (Lambert/Childress)** to appoint Rojanna Harvey as a new member of the board of directors. Unanimously approved.

IV. Scheduled Guests:

Several residents from Weather Hill Drive.

V. President's Message:

None given.

VI. Adopt the Agenda:

MOTION (Bracken/Childress) to adopt the June 18, 2019 Board Meeting Agenda as presented. Unanimously approved.

VII. Consent Agenda:

The following committee meeting minutes were received: May 1, 2019 Covenants; May 2, 2019 ARC; May 6, 2019 Landscape; May 16, 2019 ARC. **MOTION (Childress/Stimpson)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

VIII. Approval of Board Meeting Minutes:

MOTION (Bracken/Lambert) to approve the May 21, 2019 Board Meeting Minutes as presented. Unanimously approved.

IX. Homeowner Forum:

A resident from Palm Brook Drive spoke about traffic concerns on Palm Brook Drive. A resident from Tombstone Way spoke about easement discussed at previous board meeting.

- X. Homeowner Requests:**
- a. **Pool Key Request – MOTION (Lambert/Childress)** to deny the request for a second pool key. Unanimously approved.
- XI. Finance:**
- a. **Balance Sheet Report for May 31, 2019:** Operating Cash \$716,696.38; Total Cash Reserve \$1,076,639.91; Accounts Receivable \$151,022.96; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; May 31, 2019, Total Assets \$2,093,649.21.
- XII. Architectural Review Committee:**
- a. **Revisions to Design Guidelines:**
MOTION (Childress/Lambert) to approve recommended changes to the Design Guidelines. Unanimously approved.
- XIII. Landscape Committee:**
- a. **Sonoran Vista Saguaro Replacement:**
MOTION (Childress/Dawes) to approve contract with AAA Landscape to install three 6-foot Saguaro cacti in the Sonoran Vista common area NTE \$2,385.00, as recommended by the Landscape Committee. Unanimously approved.
 - b. **Copper Moon Tree Replacement:**
MOTION (Childress/Dawes) to approve contract with AAA Landscape to replace dying Chinese Pistache Tree at Copper Moon entry with 36” size like kind NTE \$805.00, as recommended by the Landscape Committee. Unanimously approved.
 - c. **Flower Bed Soil Replacement:**
MOTION (Lambert/Childress) to approve contract with AAA Landscape to replace soil in flower beds at the Community Center, River’s Edge entry, and Mountain Shadows entry NTE \$14,747.24, following the reserve study. Unanimously approved.
- XIV. Covenants Committee:**
- a. **Recommended Fines:**
 - i. **#18018 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - ii. **ID #25773, #17787, #17787, #27070 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - iii. **ID #25773 (Landscape Parking)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - iv. **ID #40765 (Street Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - v. **ID #100508 (Boat)** – Recommendation of \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - vi. **ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - vii. **ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - viii. **ID #19538, #92149, #21690, #20724, #20947, #24093, #17830, #17862, #17874, #17960, #23028, #18039, #18103, #26840, #23464, #22299, #22248, #18441, #21066, #18551, #70507, #18713,**

#18728, #18815, #18874, #19072, #19143, #54715, #19351, #19631, #21134, #52525, #19699, #19682, #19740, #20136, #20178, #20196, #23287 (Duty of Maintenance - Fascia) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- ix. **ID #21302 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- x. **ID #21302 (Trailer)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- xi. **ID #20376 (Landscape Maintenance)** – Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 06/19/2019 if the property is not brought into compliance by 06/18/2019.
- xii. **ID #20063 (Landscape Maintenance)** – Recommendation that the standard covenants process for weeds be followed if the property is not brought into compliance including a lot clean up if necessary.

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

b. Recommended Extensions:

- i. **ID #21354 (Trash Cans)** – Recommendation that an extension be approved until 07/01/2019.
- ii. **ID #21354, #17863 (Unightly Materials)** – Recommendation that an extension be approved until 07/01/2019.
- iii. **ID #88972 (Street Parking)** – Recommendation that an extension be approved until 07/01/2019.
- iv. **ID #20769 (Duty of Maintenance)** – Recommendation that an extension be approved until 07/01/2019.

MOTION (Lambert/Childress) to approve all covenants violation extensions as recommended by the Covenants Committee. Unanimously approved.

XV. New Business:

a. Field Use Request:

MOTION (Lambert/Childress) to approve request with conditions. Unanimously approved.

XVI. Old Business:

- a. Guideline Revisions** – *see Architectural Review Committee section above.*

XVII. Manager Report:

- a.** Mr. Seng reported to Board: in May, 25 homes sold and closed in Continental Ranch plus 15 homes in Sunflower; fascia covenants enforcement in process; flat roof coating completed at Community Center and Windmill Park Office; recoat and seal of Windmill main parking lot to be rescheduled for October; gravel installation completed near Mission View Place; Acacia Trails common area fenced off and caution letters mailed to nearby residents due to hawk nest.

XVIII. Adjournment:

Meeting adjourned at 7:55 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for July 16, 2019 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

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