

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
July 16, 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; Ms. Marilyn Stimpson, Treasurer; Mr. Bill Cicala, Director at Large; Ms. Rojanna Harvey, Director at Large. Also present: Mr. Josh Seng, Community Manager and Ms. Ashley Boykin, Assistant Manager, and approximately 6 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. Scheduled Guests:**

None scheduled.

**IV. President's Message:**

None given.

**V. Adopt the Agenda:**

**MOTION (Bracken/Dawes)** to adopt the July 16, 2019 Board Meeting Agenda as amended, adding item IX. - Code of Conduct. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: June 3, 2019 Landscape; June 5, 2019 Covenants; June 6, 2019 ARC; June 20, 2019 ARC. **MOTION (Childress/Bracken)** to accept consent agenda and all covenants violations as recommended by the Covenants Committee. Unanimously approved.

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

**MOTION (Childress/Bracken)** to approve the June 18, 2019 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

A resident from Clear Canyon Drive requested that their covenants fine be waived. Residents from Weather Hill Drive spoke about their concerns on Weather Hill Drive.

**IX. Code of Conduct:**

Discussion regarding conduct, no action taken.

- X. Homeowner Requests:**
- a. Tree Removal (wash) – MOTION (Lambert/Childress)** to deny the request to remove the tree. Unanimously approved.
  - b. Tree Removal (Coachline) – MOTION (Cicala/Lambert)** to deny the request to remove the tree. Unanimously approved.
  - c. Pool Handrails – MOTION (Lambert/Bracken)** to approve the request to replace handrails with white powder coat handrails at both pools. Unanimously approved.
- XI. Finance:**
- a. Balance Sheet Report for June 30, 2019:** Operating Cash \$645,236.17; Total Cash Reserve \$1,092,644.55; Accounts Receivable \$112,913.13; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; June 30, 2019, Total Assets \$2,000,083.81.
  - b. 2019-2020 Annual Budget - Postponed**
- XII. Nominating Committee:** slate of candidates recommended as follows: Bill Cicala, Bill Dawes, Marilyn Stimpson, Rojanna Harvey, Eric Krueger, Lucille Yuen.
- XIII. Architectural Review Committee:**  
No recommendations.
- XIV. Landscape Committee:**
- a. Miscellaneous Plant Replacements:**  
**MOTION (Childress/Stimpson)** to approve contract with AAA Landscape to replace plants along Twin Peaks Road and the entrance of Mission Valley Place NTE \$1,870.00, as recommended by the Landscape Committee. Unanimously approved.
  - b. Coachline Granite Replenishment:**  
**MOTION (Dawes/Childress)** to approve contract with AAA Landscape to replenish granite along Coachline Boulevard from Silverbell Road northward NTE \$19,000.00, as recommended by the Landscape Committee. Unanimously approved.
- XV. Covenants Committee:**
- A. ID #25773, #17787, #17787, #27070, #20769 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - B. ID #25773 (Landscape Parking)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - C. ID #40765 (Street Parking)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - D. ID #19949 (Street Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
  - E. ID #100508 (Boat)** – Recommendation of \$50 weekly 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 #84445 (ARC Violation)** – Recommendation of \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.

- H. **ID #19299 (Unsightly Materials)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- I. **ID #21302, #19210, #19865, #20434 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- J. **ID #19538, #17862, #17874, #23028, #18039, #18103, #26840, #22248, #21066, #70507, #18713, #18815, #54715, #19631, #19682, #20196, #102829, #21007, #17845, #17863, #18132, #22224, #18656, #18889, #21102, #22154 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

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

**XVI. New Business:**

**a. LED Valance Upgrade:**

**MOTION (Childress/Stimpson)** to approve contracts with Sovereign Electric to install LED valance light fixtures at Acacia Trails and Sonoran Moon entry ways NTE \$5,100.00. Unanimously approved.

**XVII. Old Business:**

**a. Design Guidelines** – Postponed.

**XVIII. Manager Report:**

- a. Mr. Seng reported to Board: in June, 21 homes sold and closed in Continental Ranch plus 9 homes in Sunflower; new staff member Catherine to begin July 22<sup>nd</sup>, and Ashley goes on leave; reserve study completed and printed copies ordered; fascia covenants enforcement in process; recoat and seal of Windmill main parking lot rescheduled for November; curbing in Windmill parking lot in need of repair; Saguaros re-installed in Sonoran Vista common area, and Chinese Pistache tree installed at Copper Moon entry; new soil added to flower beds; protected hawk nest in Acacia Trails common area has been vacated, and fencing removed.

**XIX. Adjournment:**

Meeting adjourned at 7:23 P.M.

Executive Session to follow.

**Next Board of Directors Meeting scheduled for August 20, 2019 at 6:45 P.M. at the Community Center.**

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Doug Childress, Secretary

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