

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
September 17, 2019
following Meet the Candidates Night
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. Rojanna Harvey, Director at Large. Directors Absent: Ms. Marilyn Stimpson, Treasurer and Mr. Bill Cicala, Director at Large. Also present: Mr. Josh Seng, Community Manager and Ms. Catherine Gutierrez, Covenants Liaison, and approximately 14 members present in the audience.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 7:10 p.m.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

Mr. Lambert noted the need for new volunteers to serve on committees.

V. Adopt the Agenda:

MOTION (Lambert/Childress) to adopt the September 17, 2019 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: August 5, 2019 Landscape; August 7, 2019 Covenants; August 8, 2019 ARC; August 22, 2019 ARC. **MOTION (Dawes/Childress)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the August 20, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Weather Hill resident noted concerns about a neighboring property.

IX. Requests to Board:

a. Community Center Rental – MOTION (Bracken/Harvey) to approve fee waiver request. Four voted in favor, one opposed (Lambert), motion passed.

X. Finance:

a. Balance Sheet Report for August 31, 2019: Operating Cash \$424,067.47; Total Cash Reserve \$1,129,657.55; Accounts Receivable \$90,820.72; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; August 31, 2019, Total Assets \$1,793,835.70.

XI. Election Committee Procedure:

MOTION (Childress/Dawes) to approve the 2019 Election Committee Procedure as presented.

XII. Architectural Review Committee:

No recommendations.

XIII. Landscape Committee:

No recommendations.

XIV. Covenants Committee:

- a. ID #84445 (ARC Violation)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- b. ID #25773, #20769, #17787, #27070 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- c. ID #79823, #18819 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- d. ID #17787, #17845, #17862, #17863, #18103, #18132, #22224, #22248, #21066, #18815, #54715, #20196 (Duty of Maintenance - Fascia)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- e. ID #25773 (Landscape Parking)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- f. ID #19949 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- g. ID #19997, #67065 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- h. ID #19865 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

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

XV. New Business:

- a. Paint Maintenance Community Center Curbs: MOTION (Lambert/Dawes)** to postpone. Unanimously approved.
- b. Office Computer Workstation Replacement: MOTION (Bracken/Childress)** to approve estimate from Dell Computers for replacement of the five office computers following the reserve study. Unanimously approved.

XVI. Old Business:

None.

XVII. Manager Report:

- a. Mr. Seng reported to Board: in August, 31 homes sold and closed in Continental Ranch plus 3 homes in Sunflower; management working with HVAC contractor to resolve issue with previously installed unit; oak tree irrigation installation scheduled; MOTION (Lambert/Childress) to approve request from homeowner to remove cactus in common area, unanimously approved; annual election ballots in production and scheduled to be mailed September 19; office network cabling installation scheduled for September 30.

XVIII. Adjournment:

Meeting adjourned at 7:32 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for October 15, 2019, following the Meet the Candidates Night at the Community Center.

Doug Childress, Secretary

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