

Continental Ranch Community Association
Annual Meeting – Twin Peaks Elementary
Tuesday, October 24, 2017 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 24, 2017 in the Twin Peaks Elementary multi-purpose Room at 7:00 P.M.

I. Call to Order:

Mr. John Lambert, President, called the 2017 Annual Meeting to order at 7:01 p.m.

II. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Mr. Doug Childress, 1st Vice President; Mr. Bill Cicala, 2nd Vice President; Ms. Marilyn Stimpson, Secretary; Mr. Bob Vollbrecht, Director at Large. Directors absent: Mr. Bill Dawes, Treasurer; Mr. Al Diaz, Director at Large. Also present: HOA Management Solutions Owner, Ms. Mabelle Gummere; HOA Management Staff: Mr. Josh Seng, Community Manager; Ms. Aime Salinas, Accounts Manager; Mr. Ryan Egea, Covenants Homeowner Liaison; Paula Bellina, Office Assistant; and approximately 7 residents in the audience.

III. Verification of Ballots:

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 38 commercial properties, minus the 177 delinquent assessments ineligible to vote was an total eligible vote count of 5,027 votes; with 10% equaling 503 for quorum; 537 ballots were received.

IV. Proof of Notice of Meeting:

Mr. Lambert indicated that the 2017 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

V. Minutes of the 2016 Annual Meeting:

MOTION made/seconded (Childress/Vollbrecht) to dispense with reading of the 2016 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors' Reports:

- A. Mr. Childress, 1st Vice President:** Thanked audience for attending and welcomed them to attend the monthly meetings as well.
- B. Ms. Stimpson, Secretary:** Noted the strength of the board, and expressed her hopes of more residents becoming involved to participate with the association.
- C. Mr. Cicala, 2nd Vice President:** Noted positive improvements made by the Board and encouraged more participation and input by the community. Mr. Cicala also noted the value residents of CRCA received relative to the amount of assessments, also noting the potential for increase in assessments in the future.
- D. Mr. Vollbrecht, Director:** Noted his pleasurable experience serving on numerous committees and the board.
- E. Mr. Lambert, President:** Noted the board's efforts to make decisions which benefit the community as a whole, and the importance of residents' participation in the HOA. Mr. Lambert noted board's commitment to following best practices and practicing conservative fiscal responsibility.

VII. Committee Reports:

- A. Covenants – Mr. Cicala:** Mr. Cicala explained the Covenants Committee goals and processes. Noted the committee's commitment working with residents to ensure a successful covenants enforcement outcome.
- B. Architectural Review – Doug Childress, Chair:** Mr. Childress explained the purpose of the committee and their goals to maintain continuity throughout the community, while working with residents who want to make improvements to their properties.
- C. Landscape – Nancy Lambert, Chair:** Ms. Lambert explained the role and duties of the Landscape Committee and encouraged community feedback on the common area landscape as well as welcoming residents to join the committee.

VIII. Balance Sheet Report: Mr. Lambert read the balance sheet report effective September 30, 2017.

IX. Unfinished Business: None.

X. Homeowner Forum:

A resident asked a question about a line item in the budget; a resident thanked the board and management for their service to the community; a resident from Copper Moon thanked board for actions taken in response to concerns made a previous meeting and mentioned a tree needing trimmed.

XI. New Business:

Election of Board of Directors for 2017-2018:

Mr. Childress, Election Committee Member, presented the following vote counts received by the three candidates.

Mr. Bill Cicala	454
Ms. Marilyn Stimpson	422
Mr. Bill Dawes	420

Mr. Bill Cicala, Mr. Bill Dawes, and Ms. Marilyn Stimpson were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 24, 2017.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Cicala/Childress) to adjourn at 7:28 p.m. Unanimously approved.**

Marilyn Stimpson, Secretary

Attachments for file:
Sign-In Sheets
Agenda
Ballot Mailing Package
Treasurer's Report
Election Committee Report
Secured Ballots and Worksheets
Any Other documentation pertaining to this meeting.

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