

Continental Ranch Community Association
Annual Meeting – Twin Peaks Elementary
Tuesday, October 23, 2018 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 23, 2018 in the Twin Peaks Elementary multi-purpose Room at 7:00 P.M.

I. Call to Order:

Mr. John Lambert, President, called the 2018 Annual Meeting to order at 7:05 p.m.

II. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1st Vice President; Mr. Bill Dawes, 2nd Vice President; Ms. Marilyn Stimpson, Treasurer, Mr. Doug Childress, Secretary; Mr. Bill Cicala, Director at Large, Mr. Bob Vollbrecht, Director at Large. Also present: HOA Management Solutions Management Staff: Mr. Josh Seng, Community Manager; Mr. Ryan Egea, Assistant Manager, Ms. Vicky Gonzales, Accounts Manager; Ms. Ashley Boykin, Covenants Homeowner Liaison; Paula Bellina, Office Assistant; and approximately 10 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 176 delinquent assessments ineligible to vote was an total eligible vote count of 5,016 votes; with 10% equaling 502 for quorum; 504 ballots were received.

IV. Proof of Notice of Meeting:

Mr. Lambert indicated that the 2018 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 2017 Annual Meeting:

MOTION made/seconded (Cicala/Dawes) to dispense with reading of the 2017 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors Reports:

A. Mr. Cicala, Director: Emphasized the importance of community involvement and participation on the board.

B. Mr. Dawes, 2nd Vice President: Encouraged residents to join the committees.

C. **Mr. Childress, Secretary:** Noted updates with landscape contractors and explained aspects of the Architectural Review Committee. Encouraged residents to join the committees.

D. **Ms. Stimpson, Treasurer:** Encouraged residents to join the committees.

E. **Ms. Bracken, 1st Vice President:** Emphasized the importance of community involvement and participation on the board.

F. **Mr. Lambert, President:** Noted the improvements made by the board during his tenure and encouraged more residents to get involved.

VII. Committee Reports:

A. **Landscape – Nancy Lambert, Chair:** Ms. Lambert noted the updates with the landscape maintenance contractor changes. Encouraged residents to join the committees.

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.

VIII. Balance Sheet Report: Mr. Lambert read the balance sheet report effective September 30, 2018.

IX. Unfinished Business: None.

X. Homeowner Forum:

A resident asked what areas are maintained by the HOA and which are maintained by the Town; a resident expressed gratitude for the time and effort invested by Board President John Lambert.

XI. New Business:

Election of Board of Directors for 2018-2019:

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

Ms. Peggy Bracken	486
Mr. Doug Childress	466
Mr. John Lambert	445
Mr. Bob Vollbrecht	443

Ms. Peggy Bracken, Mr. Doug Childress, Mr. John Lambert, and Mr. Bob Vollbrecht were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 23, 2018.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Cicala/Childress) to adjourn at 7:32 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