

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
October 15, 2019 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1st Vice President; Mr. Doug Childress, Secretary; Mr. Bill Cicala, Director at Large; Ms. Rojanna Harvey, Director at Large. Directors Absent: Mr. Bill Dawes, 2nd Vice-President and Ms. Marilyn Stimpson, Treasurer. Also present: Mr. Josh Seng, Community Manager and Ms. Ashley Boykin, Assistant Manager, and approximately 10 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 (Childress/Bracken) to adopt the October 15, 2019 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: September 4, 2019 Covenants; September 5, 2019 ARC; September 9, 2019 Landscape; September 19, 2019 ARC. **MOTION (Childress/Bracken)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Lambert/Childress) to approve the August 23, 2019 Board Meeting Minutes to Certify Slate of Candidates, as presented. Unanimously approved.

MOTION (Childress/Bracken) to approve the September 17, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Weather Hill Drive resident requested covenants fine waiver; Sand Dollar Court resident spoke about traffic speed.

IX. Requests to Board:

- a. **Pool Hours of Operation – MOTION (Lambert/Childress)** to not approve request for changing pool operation to year-round. Motion passed.

X. **Annual Meeting:** To be held on October 22, 2019 at 7 P.M. at Coyote Trail Elementary.

XI. **Finance:**

- a. **Balance Sheet Report for September 30, 2019:** Operating Cash \$324,696.81; Total Cash Reserve \$1,142,513.30; Accounts Receivable \$81,856.19; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; September 30, 2019, Total Assets \$1,698,356.26.

XII. **Architectural Review Committee:**

No recommendations.

XIII. **Landscape Committee:**

No recommendations.

XIV. **Covenants Committee:**

- a. **ID #84445 (ARC Violation)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #25773, #17787, #27070 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #20769 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #79823, #17845, #17863, #23028, #18132, #22224, #21066, #18819 (Duty of Maintenance - Fascia)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #17787, #17862, #18103, #22248, #18815, #54715, #20196 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #25773 (Landscape Parking)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19997, #19865 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #21007 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #102966, #17775 (Landscape Maintenance)** – Recommendation of \$25 monthly fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 10/16/2019 if the property is not brought into compliance by 10/15/2019.

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

- i. **ID #19949 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Lambert/Bracken) to waive fine and suspension. Unanimously approved.

XV. New Business:

- a. **Management Contract Annual Renewal: MOTION (Lambert/Bracken)** to renew 2019-2020 management contract with HOA Management Solutions, at same rate as previous year. Unanimously approved.
- b. **Landscape Integrated Pest Management Contract Annual Renewal: MOTION (Childress/Bracken)** to renew 2019-2020 IPM contract with AAA Landscape, at same rate as previous year. Unanimously approved.
- c. **Saguaro Relocation: MOTION (Cicala/Childress)** to approve proposal from Brijer Resources for relocation of saguaro donated by resident in Rivers Edge, NTE \$550.00. Unanimously approved.

XVI. Old Business:

None.

XVII. Manager Report:

- a. Mr. Seng reported to Board: in September, 19 homes sold and closed in Continental Ranch plus 1 home in Sunflower; staff updates; oak tree irrigation installation project completed; Coachline gravel installation in process; annual election ballot packages mailed according to the requirements of the bylaws; office network cabling completed; monument lighting installation completed; dog swim day scheduled for November 2nd.

XVIII. Adjournment:

Meeting adjourned at 7:05 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for November 19, 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