

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
November 19, 2019
following the Organizational Meeting of the Board
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Ms. Peggy Bracken, Mr. Doug Childress, Mr. Bill Cicala, Mr. Bill Dawes, Ms. Rojanna Harvey, and Mr. John Lambert. Directors Absent: Mr. Eric Krueger. Also present: Mr. Josh Seng, Community Manager and Ms. Ashley Boykin, Assistant Manager, and approximately 3 members present in the audience.

II. Call to Order:

Mr. John Lambert, called the meeting of the Board of Directors to order at 6:51 P.M.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Dawes) to adopt the November 19, 2019 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: October 2, 2019 Covenants; October 3, 2019 ARC; October 7, 2019 Landscape; October 17, 2019 ARC. **MOTION (Childress/Lambert)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the October 15, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

A resident discussed design guidelines requirements regarding front yard hardscape.

IX. Requests to Board:

- a. **Guest Wi-Fi at Pool** – Board requested additional information
- b. **Windmill Park Restroom Access** – Board requested additional information
- c. **Dog Waste Signs** – Request not approved for adding dog waste ordinance signs throughout Parcel 9.

X. Finance:

- a. **Balance Sheet Report for October 31, 2019:** Operating Cash \$554,443.49; Total Cash Reserve \$1,131,812.99; Accounts Receivable \$73,269.85; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; October 31, 2019, Total Assets \$1,908,816.29
- b. **Annual Financial Audit – MOTION (Lambert/Cicala)** to approve the contract from J. Todd Lundering to perform the 2018-2019 financial audit and tax returns.

XI. Architectural Review Committee:

No recommendations.

XII. Landscape Committee:

No recommendations.

XIII. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #25773, #20769, #17787, #27070, (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #79823, #23028 (Duty of Maintenance - Fascia)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #17787, #17845, #17863, #18132, #22224, #22248, #21066, #18815, #54715, (Duty of Maintenance - Fascia)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #25773 (Landscape Parking)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19997 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #20645 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #43946 (Landscape Maintenance)** – Recommendation of a \$25 fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 11/20/2019 if the property is not brought into compliance by 11/19/2019.
- i. **ID #20645 (Trailer)** – Recommendation of a \$25 weekly fine & 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.

XIV. New Business:

None.

XV. Old Business:

None.

XVI. Manager Report:

- a. Mr. Seng reported to Board: in October, 19 homes sold and closed in Continental Ranch plus 7 homes in Sunflower; two families found for Adopt a Family; Coachline gravel installation and rye grass overseeding complete; office computer installation complete; old office computers donated and hard drives destroyed; 16 dogs and 13 residents attended Dog Swim Day; new memberships in the committees.

XVII. Adjournment:

Meeting adjourned at 7:13 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for December 17, 2019 at 6:45 P.M. at the Community Center.

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