

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
December 17, 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. Bill Cicala, Director at Large and Mr. Eric Krueger, Director at Large. Directors Excused: Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary and Ms. Rojanna Harvey, Treasurer. Also present: Mr. Josh Seng, Community Manager and Ms. Ashley Boykin, Assistant Manager.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 6:38 P.M.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

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

VI. Consent Agenda:

The following committee meeting minutes were received: November 4, 2019 Landscape; November 6, 2019 Covenants; November 7, 2019 ARC; November 21, 2019 ARC. **MOTION (Bracken/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Lambert/Cicala) to approve the November 19, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Finance:

a. Balance Sheet Report for November 30, 2019: Operating Cash \$682,084.06; Total Cash Reserve \$1,151,298.27; Accounts Receivable \$176,644.40; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; November 30, 2019, Total Assets \$2,159,316.69.

IX. Architectural Review Committee:

No recommendations.

X. Landscape Committee:

- a. Coachline Granite Replenishment: MOTION (Lambert/Cicala)** to approve the proposal from AAA Landscape to complete the granite replenishment on Coachline Blvd., NTE \$8,500.00. Unanimously approved.

XI. 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 #17787, #27070 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #79823, #17845, #17863, #23028, #18132, #22224, #21066 (Duty of Maintenance - Fascia)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #17787, #22248, #18815, #54715 (Duty of Maintenance - Fascia)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #19997 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #98438 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #18361 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

XII. New Business:

- a. Annual Upper Tree Pruning: MOTION (Lambert/Bracken)** to approve the annual upper tree pruning proposal from Brijer Resources, NTE \$22,000.00. Unanimously approved.
- b. Community Center Pool Pumps: MOTION (Lambert/Cicala)** to approve the proposal from Oasis Pool Service to replace the pool pumps at the community center with variable speed pool pumps, NTE \$7,433.04, per the reserve study. Unanimously approved.
- c. Pool Decks Repair and Reseal: MOTION (Lambert/Cicala)** to approve the proposal from E-Konomy Pool to repair and reseal the Windmill Park and community center pool decks, NTE \$28,539.00, per the reserve study. Unanimously approved.
- d. Spa Handrail Replacement:** postponed.
- e. Community Center Water Heater Replacement: MOTION (Cicala/Lambert)** to approve the proposal from Plumb Plumbing to replace the 75 gallon water heater at the community center with a 75 gallon water heater, NTE \$3,917.00, per the reserve study. Unanimously approved.

XIII. Old Business:

None.

XIV. Manager Report:

- a.** Mr. Seng reported to Board: in November, 28 homes sold and closed in Continental Ranch plus 11 homes in Sunflower; updates on common area turf and pre-emergent; annual financial audit in process; status of BMO Harris Bank account; residents signing up for Photos with Santa and Holiday Decoration Contest; donations continuing to come in for Adopt-a-Family.

XV. Adjournment:

Meeting adjourned at 6:53 P.M.

Executive Session to follow.

Next Board of Directors Meeting scheduled for January 21, 2020 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