

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
January 21, 2020 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 Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; and Mr. Eric Krueger, Director at Large. Directors Excused: Mr. Bill Cicala, Director at Large; and Ms. Rojanna Harvey, Treasurer. Also present: Ms. Ashley Boykin, Assistant Manager and Vicky Rojas, Accounts Manager. One audience member present.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 7:00 P.M.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Bracken) to adopt the January 21, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 2, 2019 Landscape; December 4, 2019 Covenants; December 5, 2019 ARC; December 19, 2019 ARC. **MOTION (Childress/Bracken)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Lambert/Dawes) to approve the December 17, 2019 Board Meeting Minutes as presented. Unanimously approved.

VIII. Finance:

a. Balance Sheet Report for December 31, 2019: Operating Cash \$627,132.13; Total Cash Reserve \$1,168,748.18; Accounts Receivable \$141,843.46; Other Assets \$141,442.96; Pre-Paid Income Tax \$5,247.00; Pre-Paid Insurance \$2,600.00; December 31, 2019, Total Assets \$2,087,013.73.

IX. Architectural Review Committee:

No recommendations.

X. Landscape Committee:

- a. **Stolen Golden Barrel Cacti Replacements: MOTION (Bracken/Childress)** to approve the proposal from AAA Landscape to replace five stolen Golden Barrel cacti along Twin Peaks Road, NTE \$687.50. Unanimously approved.
- b. **Windmill Park Planters Repair: MOTION (Bracken/Childress)** to approve the proposal from AAA Landscape to repair the Windmill Park olive tree planters, NTE \$25,178.00. Unanimously approved.

XI. Covenants Committee:

- a. **ID #84445 (ARC)** – 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 #17845, #17863, #23028, #18132, #22224, #17787, #18815, #54715 (Duty of Maintenance - Fascia)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19997 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XII. New Business:

- a. **Finrock Park Wall Repair: MOTION (Childress/Bracken)** to approve the proposal from All About Masonry to repair a common wall at the park on Finrock Drive, NTE \$550.00. Unanimously approved.
- b. **Light Controllers and Solar Batteries Replacements: MOTION (Childress/Dawes)** to approve the proposal from Sovereign Electric to replace light controllers and solar batteries throughout the community, NTE \$10,250.00, per the reserve study. Unanimously approved.
- c. **Splash Pad Items for Replacement: MOTION (Lambert/Bracken)** to approve the proposal from Splash Zone to replace splash pad items, NTE \$4,796.00, per the reserve study. Unanimously approved.

XIII. Old Business:

- a. **Spa Handrail Replacement: MOTION (Bracken/Dawes)** to approve the proposal from E-Konomy Pool to repaint the spa handrail, NTE \$345.00. Unanimously approved.

XIV. Manager Report:

- a. Ms. Boykin reported to Board: in December, 20 homes sold and closed in Continental Ranch plus 7 homes in Sunflower; installation of granite on Coachline rescheduled to January 27, 2020 due to rain; upper tree pruning in common areas still in process; community center water heater was replaced per the reserve study, and Windmill pool deck scheduled to be resealed on January 27, 2020.

XV. Adjournment:

Meeting adjourned at 7:12 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for February 18, 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