

Continental Ranch Community Association
Board of Directors Meeting
at the Windmill Park Office
March 17, 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. Bill Cicala, Director at Large. Directors Excused: Ms. Rojanna Harvey, Treasurer and Mr. Eric Krueger, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager. Five audience members present.

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 March 17, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: February 3, 2020 Landscape; February 5, 2020 Covenants; February 6, 2020 ARC; February 20, 2020 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Bracken) to approve the February 18, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

A resident from North Sugar Foot Drive confirmed their duty of maintenance violation was in compliance and requested a violation fine waiver. Two residents from West Red Rock Drive discussed weeds violations and homeowner request to the board regarding dog waste signs.

MOTION (Cicala/Dawes) to approve the duty of maintenance violation fine waiver request for Account ID# 18818. Unanimously approved.

IX. Homeowner Requests to Board

a. Dog Waste Signs – not approved.

X. Finance:

- a. Balance Sheet Report for February 29, 2020:** Operating Cash \$361,887.47; Total Cash Reserve \$1,160,848.46; Accounts Receivable \$133,137.47; Other Assets \$135,927.96; Pre-Paid Income Tax \$5,197.00; Pre-Paid Insurance \$2,600.00; February 29, 2020, Total Assets \$1,799,598.36.

XI. Architectural Review Committee:

No recommendations.

XII. Landscape Committee:

- a. Windmill Park Pool Area Drainage: MOTION (Childress/Cicala)** to approve the proposal from AAA Landscape to improve the drainage behind the Windmill Park pool, NTE \$2,030.00. Unanimously approved.
- b. Sombrero Vista Trees Irrigation: MOTION (Dawes/Childress)** to approve proposal from AAA Landscape to install irrigation to the two trees at the Sombrero Vista entrance on Silverbell Road and Somerton Drive, NTE \$1,040.00. Unanimously approved.
- c. Community Center Controller Cartridge: MOTION (Cicala/Dawes)** to approve proposal from Horizon to purchase the community center irrigation controller cartridge and yearly subscription, NTE \$2,143.75. Unanimously approved.

XIII. Covenants Committee:

- a. ID #84445 (ARC)** – Recommendation of a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #17787, #27070 (Duty of Maintenance – Roof Tiles)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #17845, #17863, #23028, #18132, #22224, #20196 (Duty of Maintenance – Fascia)** – Recommendation of a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #17787, #17845, #17863, #23028, #18132, #22224, #18815, #54715, #20196 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #21007, #17702, #19631, #20239 (Duty of Maintenance – Fascia)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #18068 (Unightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #87778 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #52429 (Décor)** – Recommendation of an extension until next covenants meeting.
- i. ID #70184, #83090 (Décor)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #20237, #26329 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XIV. Old Business: None

XV. New Business:

- a. **Reserve Study Contract Renewal: MOTION (Childress/Cicala)** to approve the three-year plan renewal for Association Reserves, NTE \$2,580.00. Unanimously approved.
- b. **Community Center Pool No Diving Signs: MOTION (Dawes/Bracken)** to approve the proposal from Innovative Signs to fabricate two 'No Diving' signs to be installed at the community center pool to meet code requirements, NTE \$93.47. Unanimously approved.
- c. **Community Center Exterior Surfaces Repaint: MOTION (Childress/Cicala)** to approve the proposal from Approved Painting to repaint the community center building and wood trim in pre-approved paint scheme #5, NTE \$8,974.00, per the reserve study. Unanimously approved.
- d. **Common Area Solar Panels Repaint: MOTION (Childress/Dawes)** to approve the proposal from Approved Painting to repaint the solar panel poles throughout the community, NTE \$1,770.00, per the reserve study. Unanimously approved.
- e. **Community Perimeter Walls: MOTION (Childress/Bracken)** to approve the proposal from Approved Painting to repaint the perimeter walls throughout the community, NTE \$60,011.00, per the reserve study. Unanimously approved.
- f. **Community Center Parking Lot Edging and Striping Repaint: MOTION (Childress/Lambert)** to approve the proposal from Approved Painting to repaint the community center parking lot striping and curb edging, NTE \$1,890. Unanimously approved.
- g. **Community Center Pool Ramadas Concrete Floors Repaint: MOTION (Cicala/Childress)** to approve the proposal from Approved Painting to repaint the concrete floors under the two community center pool ramadas, NTE \$1,690.00. Unanimously approved.
- h. **Twin Peaks Monument Irrigation: MOTION (Cicala/Childress)** to approve the proposal from AAA Landscape to replace polytube irrigation at the Twin Peaks entrance monument with ¾" PVC line, NTE \$1,155.00. Unanimously approved.

XVI. Action in Lieu:

- a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Rain Deck to replace two Windmill Park splash pad feature covers NTE \$2,650.00. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported to Board: in February, 12 homes sold and closed in Continental Ranch plus 6 homes in Sunflower; notable staff updates; approved olive trees installed on Twin Peaks Rd.; stolen golden barrel cacti replacements scheduled to be installed March 30th; Windmill Park pool opened March 1st and fencing and columns repainted before reopening; community center restroom repairs completed; monument light controllers and solar panel batteries throughout community replaced; and discussed closing common areas and amenities due to COVID-19.

XVIII. Adjournment:

Meeting adjourned at 8:00 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for April 21, 2020 at 6:45 P.M. at the Windmill Park Office.

Doug Childress, Secretary

Minutes submitted by Ashley Boykin, Community Association Manager as approved by the Board of Directors