

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
May 19, 2020 at 6:45 P.M.  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1<sup>st</sup> Vice President; Mr. Bill Dawes, 2<sup>nd</sup> Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; Mr. Bill Cicala, Director at Large and Mr. Eric Krueger, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager and Paula Bellina, Assistant Manager. One audience member 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/Dawes)** to adopt the May 19, 2020 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: March 2, 2020 Landscape; March 4, 2020 Covenants; March 5, 2020 ARC; March 19, 2020 ARC; April 2, 2020 ARC; April 16, 2020 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes:**

**MOTION (Bracken/Childress)** to approve the March 17, 2020 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

A resident from West Rivulet Drive discussed reopening of the pools, and special use of the community center for church service.

**IX. Homeowner Requests to Board**

- a. **Newspaper Distribution** – no action taken.
- b. **Noise Complaint** – no action taken.

**X. Finance:**

- a. **Balance Sheet Report for March 31, 2020:** Operating Cash \$284,398.65; Total Cash Reserve \$1,159,508.02; Accounts Receivable \$123,441.86; Other Assets \$150,940.78; Pre-Paid Income Tax \$5,197.00; Pre-Paid Insurance \$2,600.00; March 31, 2020, Total Assets \$1,726,086.31.
- b. **Balance Sheet Report for April 30, 2020:** Operating Cash \$518,595.22; Total Cash Reserve \$1,178,708.01; Accounts Receivable \$88,971.80; Other Assets \$150,940.78; Pre-Paid Income Tax \$5,197.00; Pre-Paid Insurance \$2,600.00; April 30, 2020, Total Assets \$1,945,012.81.

**XI. Architectural Review Committee:**

No recommendations.

**XII. Landscape Committee:**

No recommendations.

**XIII. Covenants Committee:**

- a. **ID #84445 (ARC Violation)** – 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 \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **#17787, #17845, #17863, #18132, #22224, #18815, #54715 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #21007, #17702 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18068 (Unsightly Materials)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #70184, #19302, #19640 (Unsightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #87778, #21018 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #52429, #20925, #70184 (ARC Violation – Décor)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #27054, #18388 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #92237 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #101658 (Duty of Maintenance – Roof)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #100508, #17752 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

**XIV. New Business:**

**a. CRCA Common Areas Reopening Discussion**

- i. **Pools, Spa and Splash Pad: MOTION (Lambert/Childress)** to approve the reopening of both pools, spa and splash pad at pool users' own risk. Unanimously approved.
- ii. **Main Office: MOTION (Lambert/Cicala)** to not approve the reopening of the main office to walk-ins from the public until further notice. Unanimously approved.
- iii. **Community Center Event Rentals: MOTION (Lambert/Cicala)** to not approve the reopening of event rentals at the community center until further notice. Four in favor and three opposed (Childress, Dawes, Harvey). Motion passed.
- iv. **Playgrounds and Ramadas: MOTION (Lambert/Dawes)** to not approve the reopening of the playgrounds and ramadas until further notice. Unanimously approved.

**MOTION (Lambert/Dawes)** to not allow use of the pools for swim lessons until further notice. Unanimously approved.

**XV. Old Business: None**

**XVI. Action in Lieu**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Sovereign Electric to replace the community center pool subpanel, breakers, GFCI and timeclock due to excessive rust, NTE \$2,400.00.

**XVII. Manager Report:**

- a. Ms. Boykin reported to Board: in March, 17 homes sold and closed in Continental Ranch plus 2 homes in Sunflower; in April, 32 homes sold and closed in Continental Ranch plus 4 homes in Sunflower; some residents requested assessment refunds due to closed facilities and to have the pools reopened; nominating committee members requested; office staff updates; unclaimed funds from BMO Harris bank account recovered; tax refund check from IRS deposited into CRCA bank account; common area pre-emergent scheduled to begin June 1, 2020; turf currently transitioning from rye to Bermuda grass; flowerbeds swapped out for summer; common area painting in progress; Phobos park pavement resealed, and Windmill Park Office new computer server installed.

**XVIII. Adjournment:**

Meeting adjourned at 7:29 P.M. Executive Session to follow.

**Next Board of Directors Meeting scheduled for June 16, 2020 at 6:45 P.M. at the Community Center.**

---

Doug Childress, Secretary

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