

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
June 16, 2020 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors Present: Ms. Peggy Bracken, 1st Vice President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; Mr. Bill Cicala, Director at Large and Mr. Eric Krueger, Director at Large. Directors Excused: Mr. John Lambert, President. Also present: Ms. Ashley Boykin, Community Association Manager and Paula Bellina, Assistant Manager. One audience member present.

II. Call to Order:

Ms. Peggy Bracken, 1st Vice 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 June 16, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 4, 2020 Landscape; May 6, 2020 Covenants; May 7, 2020 ARC; May 19, 2020 ARC. **MOTION (Cicala/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the May 19, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Requests to Board

- a. **Temporary Travel Trailer: MOTION (Bracken/Dawes)** to approve one-month allowance for this property's temporary use of their travel trailer during home remodel. Five in favor and one opposed (Childress). Motion passed.
- b. **HOA Vehicle Identification: MOTION (Childress/Krueger)** to not approve the addition of identification for Homeowner Covenants Liaison's vehicle. Unanimously approved.
- c. **Pool Hours: MOTION (Bracken/Dawes)** to approve changing pool opening hours back to 5:00 A.M. instead of 7:00 A.M. Unanimously approved.

IX. Finance:

a. Balance Sheet Report for May 31, 2020: Operating Cash \$662,320.08; Total Cash Reserve \$1,212,420.83; Accounts Receivable \$200,162.01; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; March 31, 2020, Total Assets \$2,214,627.88.

X. Architectural Review Committee:

No recommendations.

XI. Landscape Committee:

a. Coachline Leaning Saguaro: MOTION (Bracken/Dawes) to approve the proposal from Arbor Tree & Cactus to straighten the leaning Saguaro cactus on Coachline Blvd. near Deimos Drive, NTE \$450.00. Four in favor and two opposed (Cicala and Krueger). Motion passed.

XII. 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 #27070 (Duty of Maintenance – Roof Tiles)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #17787, #18132, #22224, #18815, #54715 (Duty of Maintenance – Fascia)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #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, #19302, #19640 (Unightly Materials)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #87778 (Trash Cans)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #105531, #20059, #25505 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #20925 (ARC Violation – Décor)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #27054, #18388, #18390 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #18489 (Unightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #18390 (Duty of Maintenance – Fascia)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. ID #18277 (Trailer)** – Recommendation of an extension until July 1st, 2020.
 - A.** Covenants Committee requests that the Board discuss trailers parked in the street attached to a vehicle.

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

XIII. Old Business:

a. CRCA Common Areas Reopening Discussion

- i. **Pools, Spa and Splash Pad: MOTION (Bracken/Dawes)** to continue keeping the pools, spa, and splash pad open to residents at their own risk. Unanimously approved.
- ii. **Main Office: MOTION (Childress/Cicala)** to continue keeping the management office closed to walk-ins, except by appointment only, until further notice. Unanimously approved.
- iii. **Community Center Event Rentals: MOTION (Dawes/Cicala)** to continue keeping the community center closed to event rentals until further notice. Five in favor and one opposed (Childress). Motion passed.
- iv. **Playgrounds and Ramadas: MOTION (Dawes/Krueger)** to approve the reopening of the playgrounds and ramadas until further notice. Unanimously approved.

XIV. New Business:

- a. **Windmill Park Office Water Heater Replacement: MOTION (Childress/Bracken)** to approve the proposal from Plumb Plumbing to replace the leaking water heater at the Windmill Park Office, NTE \$1,295.00. Unanimously approved.
- b. **Community Center Tile Roof Refurbish & Skylights Replacement: MOTION (Bracken/Dawes)** to approve the proposal from Durazo's Roofing, LLC to refurbish the community center tile roof and replace three skylights, NTE \$26,150.00. Unanimously approved.

XV. Manager Report:

- a. Ms. Boykin reported to Board: in May, 17 homes sold and closed in Continental Ranch; office staff updates; common areas currently being sprayed with pre-emergent; Windmill Park palm trees scheduled for trimming end of June; turf aerated and fertilized; common area painting in progress; Windmill Park olive tree planters repair job rescheduled to end of June; Windmill Park office security lights replaced; community center broken lights scheduled for replacement, and community center pool gate and key card reader being repaired.

XVI. Adjournment:

Meeting adjourned at 7:08 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for July 21, 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