

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
July 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; Ms. Rojanna Harvey, Treasurer and Mr. Bill Cicala, Director at Large. Directors Excused: Mr. Eric Krueger, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager; Ms. Paula Bellina, Assistant Manager and Mr. J.J. Velarde, Homeowner Covenants Liaison. Seven 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 July 21, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 1, 2020 Landscape; June 3, 2020 Covenants; June 4, 2020 ARC; June 18, 2020 ARC; June 23, 2020 Nominating Committee and June 30, 2020 Nominating Committee. **MOTION (Childress/Bracken)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the June 16, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

One resident requested that both pools be closed for reasons related to COVID-19. Two residents expressed gratitude for the pools being open, and one requested that the pool hours be extended until 10:00 P.M. Two residents requested that the community center be reopened to event rentals.

IX. Homeowner Requests to Board

a. Pet Miniature Pig: MOTION (Lambert/Cicala) to approve one homeowner's request to own a pet miniature pig. Unanimously approved.

- b. **Close Both Pools: MOTION (Lambert/Dawes)** to not approve closing the pools. Unanimously approved.
- c. **Extend Pool Hours: MOTION (Cicala/Dawes)** to approve extending pool closing hours back to 10:00 P.M. instead of 7:00 P.M. Unanimously approved.
- d. **Extend Community Center Pool Season: MOTION (Lambert/Cicala)** to postpone the discussion of this request to the September 15, 2020 Board Meeting. Unanimously approved.
- e. **Add Pool Lap Lane: MOTION (Lambert/Childress)** to not approve adding a lap lane to the pool(s). Unanimously approved.

X. Finance:

- a. **Balance Sheet Report for June 30, 2020:** Operating Cash \$698,632.07; Total Cash Reserve \$1,182,492.35; Accounts Receivable \$125,422.91; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; June 30, 2020, Total Assets \$2,146,272.29.

- XI. **Nominating Committee:** slate of candidates recommended as follows: Raymond Almada, Peggy Bracken, Doug Childress, Connie DeLarge.

- XII. **Architectural Review Committee:**
No recommendations.

- XIII. **Landscape Committee:**
No recommendations.

XIV. 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 #20925 (ARC Violation – Décor)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #27070 (Duty of Maintenance – Roof Tiles)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #17702, #17787, #18132, #54715 (Duty of Maintenance – Fascia)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18390 (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 \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19640, #18489 (Unightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #87778, #20059 (Trash Cans)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #18388, #18390 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XV. Old Business:

a. CRCA Common Areas Reopening Discussion

- i. **Pools, Spa and Splash Pad: MOTION (Childress/Bracken)** to continue keeping the pools, spa, and splash pad open to residents at their own risk. Unanimously approved.
- ii. **Main Office: MOTION (Childress/Bracken)** 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 (Cicala/Dawes)** 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 (Childress/Cicala)** to continue keeping the playgrounds and ramadas open until further notice. Unanimously approved.

XVI. New Business:

- a. **Windmill Park Pool Picnic Tables: MOTION (Childress/Bracken)** to approve the proposal from Tree Frogs Playground Company to replace the two picnic tables in the Windmill Park pool area, NTE \$2,745.49, per the reserve study. Unanimously approved.
- b. **Veridian Dr. & Yellow Moon Dr. (P16) Playground**
- c. **Veridian Dr. & Mountain Sky Dr. (P27A) Playground**

MOTION (Lambert/Dawes) to approve getting pricing to refurbish both the P16 and P27A playgrounds instead of replacing them. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported to Board: in June, 19 homes sold and closed in Continental Ranch and 4 homes sold and closed in Sunflower; new Homeowner Covenants Liaison, J.J. Velarde, began on July 7, 2020; Reserve Study for the 2020-2021 fiscal year has been completed; painting of perimeter walls has been completed; Windmill Park office water heater installed; Windmill Park olive tree planters repair job rescheduled to end of July, and the Windmill Park ramadas concrete refinished scheduled to begin after planters repair work is completed.

XVIII. Adjournment:

Meeting adjourned at 7:27 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for August 18, 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