

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
August 18, 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; Mr. Bill Cicala, Director at Large and Mr. Eric Krueger, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager and Ms. Paula Bellina, Assistant Manager. Six 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 August 18, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: July 1, 2020 Covenants; July 2, 2020 ARC; July 7, 2020 Landscape; June 16, 2020 ARC. **MOTION (Childress/Bracken)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Bracken) to approve the July 21, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

One resident requested an extension to cure a Duty of Maintenance violation for their property, and two residents requested that the community center be reopened to event rentals.

MOTION (Lambert/Childress) to approve a 30-day extension for Account #22554 to cure the current Duty of Maintenance violation for the property.

- IX. Homeowner Requests to Board**
- a. **Community Center Rental Use:** Motion made under Old Business.
 - b. **KB Homes Development:** No action taken.
 - c. **Baseball Field Use: MOTION (Lambert/Dawes)** to approve the use of the baseball field by the Rattlers Baseball Club. Unanimously approved.
- X. Finance:**
- a. **Balance Sheet Report for July 31, 2020:** Operating Cash \$634,829.14; Total Cash Reserve \$1,189,440.64; Accounts Receivable \$90,324.20; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; July 31, 2020, Total Assets \$2,054,318.94.
 - b. **2020-2021 Budget: MOTION (Lambert/Cicala)** to approve the 2020-2021 operating budget. Unanimously approved.
- XI. Slate of Candidates:** Board meets August 28, 2020 at 5:00 P.M. to certify slate.
- XII. Election Committee Appointment:**
MOTION (Childress/Bracken) to appoint the following five members to the 2020 Election Committee: Dave Lawrence, Bill Dawes, John Abraham, Eric Krueger, Rojanna Harvey. Unanimously approved.
- XIII. Architectural Review Committee:**
No recommendations.
- XIV. Landscape Committee:**
No recommendations.
- XV. Covenants Committee:**
- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - b. **ID #17702 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - c. **ID #17787, #18132, #54715, #27070 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - d. **ID #18390 (Duty of Maintenance)** – Recommendation of a 30-day extension due to progress made.
 - e. **ID #18068 (Unsightly Material)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - f. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - g. **ID #183888, #18390 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - h. **ID #22554, #25596 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - i. **ID #22562 (Unsightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - j. **ID #25713 (Holiday Decorations)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- k. **ID #79820, #21819 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #17780, #55727 (Trailer)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #23213 (Landscape Maintenance)** – Recommendation of \$25 fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 08/19/2020 if the property is not brought into compliance by 08/18/2020.

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

XVI. Old Business:

a. CRCA Common Areas Reopening Discussion

- i. **Pools, Spa and Splash Pad: MOTION (Childress/Dawes)** to continue keeping the pools, spa, and splash pad open to residents at their own risk. Unanimously approved.

MOTION (Childress/Dawes) to approve keeping the community center pool open through October 31, 2020 along with the Windmill Park pool. Six in favor and one opposed (Lambert). Motion passed.

- ii. **Main Office: MOTION (Lambert/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 (Childress/Harvey)** to reopen the community center to event rentals. Four opposed and three in favor (Childress, Harvey, Krueger). Motion defeated.
- iv. **Playgrounds and Ramadas: MOTION (Lambert/Childress)** to continue keeping the playgrounds and ramadas open until further notice. Unanimously approved.

XVII. New Business:

- a. **P16 Playground Shade Structure : MOTION (Lambert/Childress)** to not approve the proposal from Tree Frogs Playground Company to install a shade structure over the playground at Yellow Moon and Veridian, NTE \$20,822.39. Five in favor and two opposed (Harvey, Bracken). Motion passed.
- b. **P27A Playground Shade Structure: MOTION (Lambert/Childress)** to not approve the proposal from Tree Frogs Playground Company to install a shade structure over the playground at Mountain Sky and Veridian, NTE \$14,717.39. Unanimously approved.
- c. **P15 Playground Shade Screen Replacement: MOTION (Lambert/Childress)** to approve the proposal from Tree Frogs Playground Company to replace the shade screen at the playground on Finrock Drive covered under insurance due to storm damage, NTE \$6,322.08. Unanimously approved.
- d. **Community Center Trash Can Gate (x2) Replacements: MOTION (Childress/Cicala)** to approve the proposal from Pro-Care Community Services to replace the gates on the community center trash can storage bunker with new composite pickets, NTE \$1,205.00. Unanimously approved.

- e. **CRCA Office File Scanning: MOTION (Lambert/Cicala)** to approve the proposal from ICM Document Solutions to convert all physical files in the office and storage shed to electronic records with OCR, NTE \$24,082.18. Unanimously approved.

XVIII. Action-In-Lieu

- a. **Windmill Park Planters' Concrete Footers: MOTION (Cicala/Dawes)** to approve the proposal from AAA Landscape to install concrete footers underneath the five Windmill Park planters, NTE \$4,800.00. Unanimously approved.

XIX. Manager Report:

- a. Ms. Boykin reported to Board: in July, 34 homes sold and closed in Continental Ranch and 4 homes sold and closed in Sunflower; hiring is in process to fill vacant Office Assistant and Activities Coordinator position; A.F. Sterling is under contract to purchase undeveloped lot next to the community center; leaning Saguaro cactus on Coachline Blvd. and Deimos Dr. was straightened; community center roof was refurbished and three skylights replaced per the Reserve Study; Windmill Park olive tree planters repair job is in progress, and discussed alternatives to Photos with Santa and Adopt-A-family due to COVID-19.

XX. Adjournment:

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

Next Board of Directors Meeting scheduled for September 15, 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