

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
September 15, 2020 following 'Meet the Candidates Night'
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. Five audience members present.

II. Call to Order:

Mr. John Lambert, President, called the meeting of the Board of Directors to order at 7:20 P.M.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Bracken) to adopt the September 15, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

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

VII. Approval of Board Meeting Minutes:

MOTION (Lambert/Bracken) to approve the August 18, 2020 Board Meeting Minutes & August 28, 2020 Slate of Candidates Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

One resident thanked John Lambert for his years of service on the Board.

IX. Homeowner Requests to Board:

a. Extend Pool(s) Closing Date: MOTION (Lambert/Childress) to not approve extending the closing date for either pool. Unanimously approved.

b. Street Parking Enforcement (Business Hours): MOTION (Lambert/Dawes) to not approve the active enforcement of street parking by management during business hours unless a written complaint has been received per the current street parking enforcement policy. Unanimously approved.

- X. Finance:**
- a. **Balance Sheet Report for August 31, 2020:** Operating Cash \$561,649.54; Total Cash Reserve \$1,178,380.41; Accounts Receivable \$86,784.28; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; August 31, 2020, Total Assets \$1,966,539.19.
 - b. **CD Accounts Maturing:** postponed.
- XI. Election Committee:**
- a. **Approval of Procedure for 2020 Election: MOTION (Bracken/Childress)** to approve 2020 Election Procedure as presented. Unanimously approved.
- XII. Architectural Review Committee:**
- No recommendations.
- XIII. Landscape Committee:**
- a. **Windmill Park Drainage Improvement: MOTION (Lambert/Childress)** to approve the proposal from AAA Landscape to improve the drainage in the Windmill Park turf near the baseball shed, NTE \$16,672.00. Unanimously approved.
- XIV. 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 #20925 (ARC Violation)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - c. **ID #17702 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - d. **ID #27070 (Duty of Maintenance)** – Recommendation of \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - e. **ID ##18132, #54715 (Duty of Maintenance)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
 - f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - g. **ID #18068 (Unsightly Material)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - h. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - i. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - j. **ID #19264, #17749 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - k. **ID #19740, #20434 (Unsightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
 - l. **ID #85559, #105394 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- m. **ID #19716, #20910, #85487, #19093 (Landscape Maintenance)** – Recommendation of \$25 fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 09/16/2020 if the property is not brought into compliance by 09/15/2020.
- n. **ID #18971 (Landscape Maintenance)** – Recommendation of an extension until the next Covenants Committee meeting on 10/7/2020.

MOTION (Bracken/Dawes) 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 (Dawes/Childress)** 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/Childress)** to begin process of reopening the community center to event rentals. Four in favor and three opposed (Lambert, Bracken, Dawes). Motion passed.
- iv. **Playgrounds and Ramadas: MOTION (Lambert/Cicala)** to continue keeping the playgrounds and ramadas open until further notice. Unanimously approved.

XVI. New Business:

- a. **Daily Fines for RVs, Trailers and Boats: MOTION (Lambert/Krueger)** to approve amending the CRCA Covenants Policy to allow for daily fines of up to \$100.00 per day for RVs, trailers and boats. Five opposed and two in favor (Lambert, Krueger). Motion defeated.

XVII. Manager Report:

- a. Ms. Boykin reported to Board: in August, 24 homes sold and closed in Continental Ranch and 4 homes sold and closed in Sunflower; all oak trees received additional deep root injections of fertilizer and insecticide; community center trash can bunker scheduled for repairs; Windmill Park planters repair completed; Windmill Park barbecue grills repainted, Windmill Park ramadas concrete refinished; Windmill Park pool picnic tables replaced; front office drop box installed, the Villas playground shade sail scheduled for replacement, and office file scanning is in process and scheduled for completion mid-October.

XVIII. Adjournment:

Meeting adjourned at 7:44 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for October 20, 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