

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
December 15, 2020 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice President; Mr. Bill Dawes, 2nd Vice-President; Ms. Rojanna Harvey, Treasurer; Mr. Eric Krueger, Director at Large; and Ms. Connie DeLarge, Director at Large. Directors absent: Mr. Doug Childress, Secretary. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. No audience members were present.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:45 P.M.

III. Scheduled Guests: Randy Cole, American Family Insurance Agent for Continental Ranch, discussed the new policies he was preparing and how they compare to the current policies.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Cicala/Dawes) to adopt the December 15, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: November 2, 2020 Landscape; November 4, 2020 Covenants; November 5, 2020 ARC; and November 19, 2020 ARC. **MOTION (Harvey/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Dawes/Cicala) to approve the November 17, 2020 Organizational and Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No audience members present.

IX. Homeowner Requests to Board:

a. **Windmill Park Weekend Restroom Key: MOTION (Cicala/Dawes)** to postpone decision until after COVID-19 restrictions have been lifted. Unanimously approved.

X. Finance:

- a. **Balance Sheet Report for November 30, 2020:** Operating Cash \$721,052.53; Total Cash Reserve \$1,170,363.55; Accounts Receivable \$165,481.66; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; November 30, 2020, Total Assets \$2,196,622.70.
- b. **Synchrony Bank CD Maturing: MOTION (Cicala/Dawes)** to renew the 12-month term CD account with Synchrony Bank. Unanimously approved.

XI. Architectural Review Committee:

No recommendations.

XII. Landscape Committee:

- a. **Annual Upper Tree Pruning: MOTION (Cicala/Dawes)** to approve the annual upper tree pruning proposal from Brijer Resources, NTE \$28,750.00. Unanimously approved.
- b. **Prickly Pear Cochineal Treatment: MOTION (Cicala/Dawes)** to approve the proposal from AAA Landscape to treat all prickly pear on property affected by Cochineal scale, NTE \$748.37. Unanimously approved.

XIII. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #42873 (ARC Violation)** – Recommendation of a 30-day extension until 01/06/2021 to be brought into compliance.
- c. **ID #17702 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132, #27070 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18390 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19264, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19507, #18714, #18714, #19264 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #18068 (Unsightly Material)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19640 (Unsightly Material)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #98440 (Unsightly Material)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19740 (Trash Can)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #25887 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- n. **ID #18055, #59828, #101689 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #26978, #18447, #19407 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #105251 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #19237 (Trailer)** – Recommendation of a 30-day extension until 01/06/2020 to be brought into compliance.
- r. **ID #19699 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
- s. **ID #105251 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XIV. Old Business: None

XV. New Business:

- a. **Design Guidelines Revision: MOTION (Dawes/Cicala)** to approve revising the Design Guidelines to include ‘Garage Addition’ application requirements. Unanimously approved.
- b. **Marquee Sign Replace: MOTION (Bracken/DeLarge)** – postponed.
- c. **Both Pools Furniture Replace: MOTION (Cicala/Bracken)** to approve the proposal from Two Kings Hospitality to replace all furniture at both pools with Reliance Strap furniture style per the Reserve Study, NTE \$29,983.09. Unanimously approved.

XVI. Manager Report:

- a. Ms. Boykin reported to Board: in November, 27 homes sold and closed in Continental Ranch and 7 homes sold and closed in Sunflower; pre-emergent spraying completed for common areas; Windmill Park drainage project completed; AAA Landscape repaired damaged baseball shed and will repaint; pool and spa rules updated per legal counsel, will replace signs; \$550 in gift cards received to date for Adopt-A-Family and \$1,300 donated from CRCA; and Holiday Decorating Contest will take place December 18th.

XVII. Adjournment:

Meeting adjourned at 7:57 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for January 19, 2021 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

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