

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
July 20, 2021 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; Mr. Doug Childress, Secretary; Ms. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Directors absent: Ms. Rojanna Harvey, Treasurer. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Three audience members were in attendance.

II. Call to Order:

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

III. Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Cicala) to adopt the June 15, 2021 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 2, 2021 Covenants, June 3, 2021 ARC, June 7, 2021 Landscape and June 17, 2021 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the June 15, 2021 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

One homeowner from Painted Sky Drive voiced concern about street parking enforcement. One homeowner presented appeal for item **XI. a.** on the agenda. One homeowner thanked the board for their service and requested to join the Landscape Committee (see item **XII. a.** on the agenda).

IX. Homeowner Requests to Board:

No requests.

- X. Finance:**
- a. **Balance Sheet Report for June 30, 2021:** Operating Cash \$714,684.47; Total Cash Reserve \$1,245,200.87; Accounts Receivable \$77,259.21; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; June 30, 2021, Total Assets \$2,171,304.51.
 - b. **2021-2022 Annual Budget: MOTION (Cicala/Childress)** to approve the budget as presented. Unanimously approved.
- XI. Activities:**
- a. **Halloween Decorating Contest: MOTION (Cicala/DeLarge)** to approve the proposal as presented to organize a Halloween Decorating Contest event for Continental Ranch residents, NTE \$500.00. Unanimously approved.
- XII. Architectural Review Committee:**
- a. **Homeowner Appeal – Wall Height: MOTION (Cicala/Fisher)** to approve the appeal for Account ID #20365 to allow the proposed new wall facing the street to step down by one block from the 7' high adjacent wall with capstones on either side of new side gate. Five in favor and one opposed (Childress). Motion passed.
 - b. **Homeowner Appeal – Exterior House Paint: MOTION (Childress/Dawes)** to not approve current exterior house body paint color for Account ID #17954. Three opposed, two in favor (Childress, Dawes), and one abstain (Fisher). Motion Defeated.
- XIII. Landscape Committee:**
- a. **Annual Upper Tree Pruning Budget: MOTION (Bracken/Fisher)** to not approve moving the annual upper tree pruning expense from the Operating budget to the Reserves, as recommended by the Landscape Committee. Five in favor and one opposed (Childress). Motion passed.
 - b. **Homeowner Tree Trimming Request: MOTION (Bracken/DeLarge)** to approve the proposal from Brijer Resources to trim the common area tree away from property of Account ID #23024, as recommended by the Landscape Committee, NTE &300.00. Five in favor and one abstain (Childress). Motion passed.
 - c. **Homeowner Appeal – Grass at Main Monuments:** postponed.
- XIV. 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 #59828 (ARC Violation)** – Recommendation of a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - c. **ID #18055, #18055, #18055 (ARC Violation)** – Recommendation of an extension until 08/04/2021.
 - d. **ID #20231 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - e. **ID #18132, #18132, #18132 (Duty of Maintenance)** – Recommendation of an extension until 08/04/2021.
 - f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
 - g. **ID #19264 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
 - h. **ID #18714, #18714 (Duty of Maintenance)** – Recommendation of an extension until 08/04/2021.
 - i. **ID #19264 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

- j. **ID #20598 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19967 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #79801, #20557, #44022 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #885559 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #84445 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #84447, #95398 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #95398, #19200 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #26467, #18390 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 07/21/21 to be charged to the account if the property is not brought into compliance by 07/20/21.
- r. **ID #23206 (Landscape Maintenance)** – Recommendation of an extension until 08/17/2021.

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

XV. Old Business:
None.

XVI. New Business:
a. **Mask Requirement: MOTION (Bracken/DeLarge)** to approve reinstating a mask requirement in the office and at all CRCA meetings. Five in favor and one opposed (Childress). Motion passed.

XVII. Manager Report:
a. Ms. Boykin reported to Board: in June, 20 homes sold and closed in Continental Ranch and 11 homes sold and closed in Sunflower; turf fertilized and dethatched; AAA Landscape advised not overseeding with ryegrass this winter or next to promote healthier Bermuda grass; HASA liquid chlorine tanks for both pools installed; office storage cabinets installed; termites found at WP Office, getting bids for treatment; getting options/pricing for solar; Marquee sign replacement in production; monument lights (ph. 1) replacement completed; WP new trash can installed by West parking lot; auto accident damaged Coyote Crossing monument, getting estimate to repair; and River’s Edge shade canopy tore due to storm damage, checking to see if still covered by warranty.

XVIII. Adjournment:
Meeting adjourned at 8:21 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for August 17, 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