

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
September 21, 2021 following 'Meet the Candidates Night'  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1<sup>st</sup> Vice-President; Mr. Bill Dawes, 2<sup>nd</sup> Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; Ms. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Four audience members were in attendance.

**II. Call to Order:**

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 7:02 P.M.

**III. Guests:**

None scheduled.

**IV. President's Message:**

None given.

**V. Adopt the Agenda:**

**MOTION (Childress/Cicala)** to adopt the September 21, 2021 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: August 2, 2021 Landscape, August 4, 2021 Covenants, August 5, 2021 ARC, and August 19, 2021 ARC. **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes:**

**MOTION (Childress/Fisher)** to approve the August 17, 2021 Board Meeting and August 27, 2021 Certify Slate Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Homeowner for Account ID #95397 appealed the decision by ARC to deny their application for a front courtyard during open meeting rather than Executive session.

**MOTION (Cicala/Childress)** to uphold the decision by ARC to deny the application for Account ID #95397; additional information is required, and Design Guidelines requirements are not met. Unanimously approved.

**IX. Homeowner Requests to Board:**

- a. Community Center Parking Lot Event: MOTION (Dawes/Fisher)** to approve a small, recurring event in the community center parking lot by a resident to accept donations of non-working electronics for recycling. Unanimously approved.
- b. Residential Pool Draining: MOTION (Childress/Cicala)** to not approve prohibiting residents from draining their pools into the street. Unanimously approved.

**X. Finance:**

- a. Balance Sheet Report for August 31, 2021:** Operating Cash \$491,793.08; Total Cash Reserve \$1,266,933.25; Accounts Receivable \$47,704.96; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; August 31, 2021, Total Assets \$1,940,591.25.

**XI. Election Committee:**

- a. Approval of Procedure for 2021 Election: MOTION (Cicala/DeLarge)** to approve 2021 Election Procedure as presented. Unanimously approved.

**XII. Architectural Review Committee:**

No recommendations.

**XIII. Landscape Committee:**

- a. Turf Winter Overseed: MOTION (Cicala/Childress)** to approve overseeding select turf this winter using leftover rye grass seed from last year, prioritizing entrances, baseball infield, and then smaller parks, respectively, due to nationwide shortage of '3-blend' rye seed. Unanimously approved.
- b. Twin Peaks & Coachline Intersection Pavers: MOTION (Cicala/Childress)** to approve refund of the \$7,500.00 down payment from Blue Ribbon Paver Specialist and cancel the paver job in the medians due to breach of contract. Unanimously approved.

**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 \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #19967 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #79801, #20557 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #85559 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #20708 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #84445 (Unightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- j. **ID #19200 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #18340, #108761 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18817 (Duty of Maintenance)** – Recommendation of an extension until 10/06/2021.
- m. **ID #41861 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #107848, #25584, #91115 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/22/21 to be charged to the account if the property is not brought into compliance by 09/21/21.
- o. **ID #109717, #102774 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #70450 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

**XV. Old Business:**

No old business.

**XVI. New Business:**

- a. **Windmill Park Solar: MOTION (Cicala/Childress)** to not approve pursuing solar energy solutions at this time due to cost restrictiveness. Unanimously approved.
- b. **Phobos Park Wood Chips Replenish: MOTION (Cicala/Childress)** to approve the proposal from Tree Frogs to replenish the wood chips at the Phobos Park, NTE \$2,904.63, and to approve adding the expense to the Reserve Study on a 3-year schedule. Unanimously approved.
- c. **Playground Sand Rototill & Sift: MOTION (Cicala/Fisher)** to approve the proposal from AAA Landscape to rototill and sift sand at 5 playgrounds if cost can be lowered to match competitor’s pricing, NTE \$4,450.00, and to approve adding the expense to the Reserve Study. Unanimously approved.
- d. **Windmill Park Pavers Repair: MOTION (Bracken/Fisher)** to approve the proposal from AAA Landscape to repair three sections of sinking pavers at the Windmill Park, NTE \$2,440.00. Unanimously approved.

**XVII. Action-In-Lieu:**

- a. **River’s Edge Park Shade Screen Replace: MOTION (Bracken/DeLarge)** to approve the proposal from Tree Frogs to replace the damaged playground shade screen at the River’s Edge Park, NTE \$1,568.41. Unanimously approved.

**XVIII. Manager Report:**

- a. Ms. Boykin reported to Board: in August, 23 homes sold and closed in Continental Ranch and 8 homes sold and closed in Sunflower; AAA Landscape addressing weeds in common areas; proposal requested from Brijer Resources to lift multiple trees encroaching overhead on Twin Peaks Drive; concrete edging repair job rescheduled to begin October 11<sup>th</sup>; WP security camera ‘wireless bridge’

relocation needed due to sight obstruction; ballots mailed to all members on September 14<sup>th</sup>; and painting required for homeowner wall recently repaired by CRCA.

**MOTION (Childress/Cicala)** to approve relocation of WP security camera wireless bridge by Connect Security, NTE \$720.00. Unanimously approved.

**MOTION (Cicala/Childress)** to approve proposal from Approved Painting to repaint the recently repaired wall on Cantamar Street, NTE \$500.00. Unanimously approved.

**XIX. Adjournment:**

Meeting adjourned at 7:46 P.M. Executive Session to follow.

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

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Doug Childress, Secretary

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