

Continental Ranch Community Association
Annual Meeting – Community Center
Tuesday, October 27, 2020 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 27, 2020 at the Community Center at 7:00 P.M.

I. Call to Order:

Mr. John Lambert, President, called the 2020 Annual Meeting to order at 7:00 p.m.

II. 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: HOA Management Solutions Management Staff: Ms. Ashley Boykin, Community Manager; Ms. Paula Bellina, Assistant Manager, Ms. Sharon Duarte, Accounts Manager; Mr. J.J. Velarde, Covenants Homeowner Liaison; and approximately 10 residents in the audience.

III. Verification of Ballots:

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 38 commercial properties, minus the 177 delinquent assessments ineligible to vote was an total eligible vote count of 5,028 votes; with 10% equaling 503 for quorum; 890 ballots were received.

IV. Proof of Notice of Meeting:

Mr. Lambert announced that the 2020 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

V. Minutes of the 2019 Annual Meeting:

MOTION made/seconded (Childress/Cicala) to dispense with reading of the 2019 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors Reports:

A. Mr. Cicala, Director: Emphasized the importance of community input and participation on the board and committees, and thanked Mr. John Lambert for his years of service on the board.

B. Mr. Childress, Secretary: Thanked Mr. John Lambert for his time on the board and encouraged residents to join the committees and to get to know the management staff.

- C. **Mr. Dawes, 2nd Vice President:** Noted that the board has always made decisions with the good of the community in mind, and his desire to see property values remain high.
- D. **Ms. Bracken, 1st Vice President:** Thanked Mr. John Lambert for the improvement he has helped bring to the community and asked for increased homeowner participation.
- E. **Mr. Krueger, Director:** Noted his inspiration to join the board in 2019 after first serving on two committees, reported that property values continue to rise while crime has stayed low and thanked audience for attending.
- F. **Ms. Harvey, Treasurer:** Thanked Mr. John Lambert for his time on the board, noted how quickly homes sell due to the demand to live in CRCA and gave appreciation for the management staff.
- G. **Mr. Lambert, President:** Noted the improvements made during his tenure on the board and emphasized the importance of residents' participation in the Association.

VII. Committee Reports:

- A. **Architectural Review – Doug Childress:** Mr. Childress explained the purpose of the committee and their goals to maintain continuity throughout the community, while working with residents who want to make improvements to their properties.
- B. **Covenants – Bill Cicala:** Mr. Cicala explained the process of how the committee enforces the CC&Rs and encouraged residents to utilize the complaint form to report violations.
- C. **Landscape – Nancy Lambert:** Ms. Lambert noted the purpose of the committee and how many improvements have been made over the years. Encouraged residents to join the committees.

VIII. Balance Sheet Report: Mr. Lambert read the balance sheet report effective September 30, 2020.

IX. Unfinished Business: None.

X. Homeowner Forum:

No comments were received from homeowners in attendance.

XI. New Business:

Election of Board of Directors for 2020-2021:

Mr. Bill Dawes, Election Committee Member, presented the following vote counts received by the four candidates.

Mr. Doug Childress	743
Ms. Peggy Bracken	589
Ms. Connie DeLarge	554
Mr. Raymond Almada	346

Mr. Doug Childress, Ms. Peggy Bracken, and Ms. Connie DeLarge were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 27, 2020.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Childress/Dawes) to adjourn at 7:35 p.m. Unanimously approved.**

Doug Childress, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any other documentation pertaining to this meeting.

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