

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
July 19, 2022 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, Treasurer; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Also present: Ms. Ashley Boykin, Community Manager. Ten 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:

No guests scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda:

MOTION (Childress/Cicala) to adopt and amend the July 19, 2022 Board Meeting Agenda adding 'Discussion to Remove Landscape Committee Member' at end of Section XV. New Business. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: June 1, 2022 Covenants; June 2, 2022 ARC; June 6, 2022 Landscape; June 16, 2022 Nominating Committee; and June 16, 2022 ARC. **MOTION (Childress/DeLarge)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Cicala/DeLarge) to approve the June 21, 2022 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No comments from audience.

IX. Homeowner Requests to Board:

No homeowner requests submitted.

X. Finance:

- a. Balance Sheet Report for May 31, 2022:** Operating Cash \$769,637.73; Total Cash Reserve \$1,330,075.84; Accounts Receivable \$134,672.80; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; May 31, 2022, Total Assets \$2,362,981.33.
- b. Balance Sheet Report for June 30, 2022:** Operating Cash \$720,676.58; Total Cash Reserve \$1,326,546.43; Accounts Receivable \$90,918.74; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; June 30, 2022, Total Assets \$2,266,736.71.
- c. 2022-2023 Annual Budget: MOTION (Cicala/Smith)** to postpone review of the budget to the August 16, 2022 Board Meeting.

XI. Nominating Committee:

Recommends the slate of candidates as follows: John Abraham, Peggy Bracken, Connie DeLarge and Tim Weiler.

XII. Architectural Review Committee:

No recommendations.

XIII. Landscape Committee:

- a. Landscape Maintenance Contractor: MOTION (Cicala/Childress)** to approve having management staff begin collecting bids from different landscape companies if significant improvement of the landscaping is not seen by the August 1, 2022 Landscape Committee meeting. Unanimously approved.
- b. The 'Villas' Sidewalk Encroachment: MOTION (Cicala/Childress)** to approve having AAA Landscape prune the ironwood tree so that it can grow back as a shrub and removing one agave and replacing it with a 5-gallon agave *parryi truncata* (artichoke agave), NTE \$200.00. 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 #18132, #18132, #18132, #19967, #79801 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #106716, #20659 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #101722 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #20659, #24188, #19778, #92340 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #20849 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #92243 (Design Guidelines Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #109357, #19079, #107745 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #21507 (Duty of Maintenance)** – Recommendation of an extension until 09/07/2022.
- j. ID #114797, #19954 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 07/20/22 to be charged to the account if the property is not brought into compliance by 07/19/22.

- k. **ID #41846, #105332 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #106608 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

The homeowner for ID #21507 requested an extension to remove their storage pod by September 1, 2022. The homeowner for ID #41846 advised they are in the process of switching from Republic Services to Waste Management and requested more time – the Board advised they can request fines be waived from the CRCA management office after the violation is in compliance. The homeowner for ID #19954 appealed their Landscape Maintenance violation advising the tree stump is a plant stand – the Board did not agree to waive the violation.

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

Two homeowners from North Shadow Rock Drive introduced themselves to the Board and inquired about installing a handicap lift at one or both pools. They were advised that a request had been submitted to the Board before, and the Board voted to approve the request on the condition the requesting homeowner cover the expense. The homeowners thanked the Board for the information and advised they would look into it and follow up with the management office.

XV. Old Business:

None.

XVI. New Business:

- a. **Baseball Field Bases & Plates Replace: MOTION (Cicala/Smith)** to approve replacing the home and pitcher’s plates and replacing current bases with break-away bases, NTE \$650.00. Unanimously approved.
- b. **Baseball Field Drag Mat: MOTION (Cicala/DeLarge)** to approve purchasing a drag mat to maintain the baseball infield, NTE \$250.00. Unanimously approved.

MOTION (Childress/Dawes) to table ‘New Business’ items a-c to the August 16, 2022 Board meeting. Five opposed and two in favor (Childress, Dawes). Motion defeated.

- c. **Baseball Field Storage Chest: MOTION (Childress/Fisher)** to approve purchasing an outdoor storage chest and combination lock to house the break-away bases and maintenance hose at the field, NTE \$500.00. Unanimously approved.
- d. **Windmill Park Dog Waste Stations: MOTION (Childress/Dawes)** not to approve purchasing and installing two dog waste stations at the Windmill Park. Unanimously approved.
- e. **Removal of Landscape Committee Member: MOTION (Cicala/Bracken)** to dismiss John Lambert from the Landscape Committee due to breach of the Code of Conduct Resolution. Discussion ensued. **AMEND MOTION (Fisher/Bracken)** to table the vote to the August 16, 2022 Board Meeting so that all Board members have a chance to listen to the meeting’s audio recording. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported that in June, 27 homes sold/closed in CRCA & 6 homes sold/closed in Sunflower; Clint Goodman, CRCA attorney, will attend the August 16th executive Board meeting to discuss legislative updates; maintenance and irrigation concerns addressed with AAA Landscape at the July 11th Landscape Committee meeting; AAA Landscape to replace all flowers in entry flower beds under warranty; Desert Vista monument repair completed by Territorial Sign Co.; 'Bobcat Pass' sign for Parcel 51 still in progress; proposals requested from two contractors to repair sections of the Windmill Park baseball field fencing; and Reserve Study booklets ordered for the upcoming fiscal year.

XVIII. Adjournment:

Meeting adjourned at 8:07 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for August 16, 2022 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