

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
November 15, 2022 following Organizational Meeting
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. Connie DeLarge, Secretary; Mr. Brandt Smith, Treasurer; Mr. Fred Fisher, Director at Large; and Mr. Tim Weiler, Director at Large. Also present: Ms. Ashley Boykin, Community 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 6:56 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda:

MOTION (Weiler/DeLarge) to adopt the November 15, 2022, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: October 3, 2022, Landscape; October 5, 2022, Covenants; October 6, 2022, ARC; and October 20, 2022, ARC. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Weiler/Cicala) to approve the October 18, 2022, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. Doug Childress thanked the Board for their service.

IX. Homeowner Requests to Board:

a. Secret Ballot Election System: Mr. Chris Carr discussed his opinion with the Board regarding the benefits of a secret ballot election for the Association and requested it be adopted going forward. The Board agreed to look into it and requested that Management obtain legal counsel from Goodman Law to present at the next Board meeting.

X. Finance:

- a. Balance Sheet Report for October 31, 2022:** Operating Cash \$593,619.60; Total Cash Reserve \$1,302,124.01; Accounts Receivable \$49,195.82; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; October 31, 2022, Total Assets \$2,073,543.39.
- b. Annual Financial Audit: MOTION (Cicala/DeLarge)** to approve the contract from J. Todd Lundering to perform the 2020-2021 financial audit and tax returns, NTE \$8,500.00. Unanimously approved.

XI. Architectural Review Committee:

- a. Design Guidelines Amendment – Holiday Decorations: MOTION (Cicala/DeLarge)** to approve amending the section on Holiday Decorations to require that decorations be removed within 15 days after the holiday date instead of one month, as recommended by the ARC. Unanimously approved.

XII. Landscape Committee: MOTION (Cicala/Bracken) to approve adding two new agenda items as recommended by the Landscape Committee. Unanimously approved.

- a. Sonoran Vista Tree Removal Request: MOTION (Cicala/Bracken)** to approve the estimate from Brijer Resources to prune off any limbs overhanging the property wall and dropping sap on backyard pavers and to offer to clean or repair any damaged pavers, NTE \$350.00 for tree pruning. Unanimously approved.
- b. Colony Park Drive Tree Removal: MOTION (Cicala/Smith)** to approve proposal from Brijer Resources to remove the mesquite tree on the North side of Colony Park Drive and Coachline Boulevard due to tree damaging guardrail underneath it, NTE \$900.00. 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 #18132, #18132, #18132, #79801, #106716 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #101722 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #24188, #92340 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #107745 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #105504, #19001, #113049 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #59828 (Landscape Maintenance)** – Recommendation of \$50 monthly fine and 30-day pool suspension until property is brought into compliance.
- h. ID #84475 (Landscape Maintenance)** – Recommendation of \$25 monthly fine and 30-day pool suspension until property is brought into compliance.
- i. ID #105368 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 11/16/22 to be charged to the account if the property is not brought into compliance by 11/15/22.
- j. ID #109358 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #103028, #22989 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- l. ID #29300 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #55707 (ARC Violation)** – Recommendation of an extension until 02/01/2023.
- n. ID #35521 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #20192 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. ID #103028 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XIV. Unfinished Business:

No unfinished business.

XV. New Business:

- a. Code of Conduct for Committees: MOTION (Weiler/DeLarge)** to approve the Code of Conduct for Committees as presented. Motion passed with five in favor and two opposed (Fisher & Smith).
- b. Solar Batteries Replace: MOTION (Bracken/Weiler)** to approve the proposal from Sovereign Electric to replace 22 solar batteries throughout the community, per the Reserve Study, NTE \$6,500.00. Unanimously approved.

XVI. Manager Report:

- a.** Ms. Boykin reported that in October, 14 homes sold/closed in CRCA & 2 homes sold/closed in Sunflower; frost bags installed on backflows for winter; pre-emergent for common areas being scheduled for December; bids solicited for the landscape maintenance contract; proposal requested from Brijer Resources for annual upper tree pruning; automatic chlorinators sent to manufacturer for testing and repairs; Windmill Park pool deck resurface by Backyard Boulders began November 14th with expected completion by December 16th; new splash pad stainless steel posts by Rain Deck to be delivered and installed this week; Oasis to schedule Windmill Pool pump replace and replumb after December 16th; large crack found in Windmill Park flagpole – flag removed for safety and proposal to replace requested from Innovative Signs; and noted the Photos with Santa event scheduled for December 10th, 10am-1pm, at the community center.

XVII. Adjournment:

Meeting adjourned at 7:26 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for December 20, 2022, at 6:45 P.M. at the Community Center.

Connie DeLarge, Secretary

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