

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
October 17, 2023 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. Tim Weiler, 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 and Mr. J.J. Velarde, Assistant Manager. Eight audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:40 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda:

MOTION (Cicala/Weiler) to adopt the October 17, 2023, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: September 6, 2023, Covenants; September 7, 2023, ARC; and September 21, 2023, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Cicala/Smith) to approve the September 19, 2023, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. Childress thanked Board of Director, Mr. Bill Dawes, for his decade of commendable service on the CRCA Board and to the community and thanked all Board members for their service. Three residents discussed trash can pick-up day violations for their properties with the Board. The Board explained why trash pick up days are restricted to Mondays and Thursdays only and agreed to allow a 30-day extension for fines for these violations to allow additional time for residents to come into compliance (see motion under XIII. Covenants Committee). Ms. Boorse from Sunflower Community Association discussed possibility of their community adopting similar trash pick-up day restrictions.

IX. Homeowner Requests to Board:

a. Home Health Aid Loan Closet Request: no action taken; the Board discussed being in support of residents doing it out of their own home so long as it does not pose a nuisance to neighbors.

X. Annual Meeting:

Will be held on October 24, 2023 at 7 P.M. at the Coyote Trail Elementary School.

XI. Finance:

- a. Balance Sheet Report for September 30, 2023:** Operating Cash \$196,240.81; Total Cash Reserve \$1,356,351.35; Accounts Receivable \$41,539.34; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; September 30, 2023, Total Assets \$1,717,161.46.
- b. Profit & Loss Review for Month Ending September 30, 2023:** monthly profit and loss reviewed.

XII. Landscape Committee:

No recommendations.

XIII. Architectural Review Committee:

No recommendations.

XIV. Covenants Committee:

- a. ID #18132, #92340 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #109357 (Holiday Decorations)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #19658, #85537 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19088, #20571, #19072, #20293, #20656 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #110916, #106630, #105619, #20879, #105332, #119325, #102856 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #25404, #18689, #85537, #24690, #28208 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #21064 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #85537, #24225 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #54632, #22989 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #114571 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #101574, #24225 (Storage Pod)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Bracken/DeLarge) to approve a 30-day extension on fines for property accounts with a trash can violation related to unapproved pick-up days. Unanimously approved.

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

- l. Landscape Violation Lot Cleanup Contractor: MOTION (Cicala/Weiler)** to approve the recommendation from the Covenants Committee to hire BCL Yard Services for front yard lot cleanups on a trial period of either two months or the first 10 services (whichever comes first), NTE a flat service charge of \$215.00 to include removal of weeds and debris as well as pre-emergent and a \$50 turn-away fee. Unanimously approved.

XV. Unfinished Business:

- a. **Community Center Kiddie Pool Chlorinator Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Oasis Pool Service to replace the community center kiddie pool AquaSol automatic chlorinator, NTE \$3,846.99 (*Reserves*). Unanimously approved.

XVI. New Business:

- a. **Windmill Park Security Camera Replace: MOTION (Weiler/DeLarge)** to approve the proposal from Connect Security to replace one security camera facing Windmill Park ramadas, NTE \$445.22. Unanimously approved.

XVII. Action-in-Lieu of Meeting

- a. **Reserves CDARS Account Opening: MOTION (Bracken/Weiler)** to approve opening a CDARS account for Reserve funds with opening balance of \$500,000.00 on a 52-week term at 5.40% APY at Alliance Association Bank. Unanimously approved.

XVIII. Manager Report:

- a. Ms. Boykin reported that in September, 14 homes sold/closed in CRCA, 3 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; Windmill Park sport's field was overseeded; flower beds are scheduled to be changed out the last week of October; John Mancine has replaced Brian Zanni as the AAA Landscape Accounts Manager for the maintenance contract; leak detected at community center kiddie pool; splash pad tank replacement scheduled to begin January 8th by Kappcon; Drone Club successfully held their event in the Windmill Park baseball field on October 14th; The Villas trash can was repainted; Little Free Library to be installed by the office over Veteran's Day weekend; Homeowner Covenants Liaison to begin initial contact for exterior paint/maintenance violations in November; the CDARS account with \$500,000 Reserves was opened October 16th; ballots are being received for the Annual Meeting; and noted Ms. Paula Bellina of the management staff has accepted employment elsewhere and interviews are underway to fill the Office Assistant/Activities Coordinator position.

XIX. Adjournment:

Meeting adjourned at 7:15 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for November 21, 2023, at 6:45 P.M. at the Community Center.

Tim Weiler, Secretary

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