

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
June 18, 2024, at 6:00 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Ms. Connie DeLarge, 2nd Vice-President; Mr. Fred Fisher, Treasurer; Mr. Brandt Smith, Director at Large; and Mr. Clement DeLarge, Director at Large. Directors excused: Mr. Tim Weiler, Secretary; Also present: Ms. Ashley Boykin, Community Manager; Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Nine audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:57 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Cicala/Smith) to adopt the June 18, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: May 1, 2024, Covenants; May 2, 2024, ARC; May 6, 2024, Landscape; May 16, ARC. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Cicala/DeLarge) to approve the May 21, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

- Homeowner at 8341 N Poudre Dr. - fee dispute regarding duty of maintenance violation. The Board requested a written request of a commitment of when they can resolve the violation.
- Homeowner at 7635 W. Summer Sky Dr – Rental property vehicle complaint regarding commercial vehicle parked in street. Renter advised homeowner that the trailer is no longer there and that the vehicle meets the height and length requirements per the Town and CC&R. The Board advised that as long as the vehicle is parked in the driveway and does not impede the sidewalk, it is allowed to be parked there.
- Homeowner at 8442 N. Sayante Way – Pink easement paint – Homeowner advised how he mixed the paint and applied prior to receiving permission from the ARC Committee and now he received a violation. Board advised they would stop by and view the paint job and then render a decision.

- Homeowner at 10095 N. Mill Crossing Way – Homeowner appealing ARC denial of sunroof made of corrugated plastic. The Board advised to resubmit the request to the ARC using more appropriate description of materials.
- Homeowner at 7605 W. Summer Sky Dr. – Homeowner had concerns about commercial vehicle on the street. Board advised they will request documentation from company regarding inspections.

IX. Homeowner Requests to Board:

- a. **Community Center Acoustics Request:** no action taken. Board will take into consideration.

X. Finance:

- a. **Balance Sheet Report for May 31, 2024:** Operating Cash \$676,152.65; Total Cash Reserve \$1,417,349.55; Accounts Receivable \$112,531.37; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; May 31, 2024, Total Assets \$2,322,853.53.
- b. **Net Income Review for Month Ending May 31, 2024:** Mr. Fred Fisher noted a net income of \$842,766.71 and a favorable variance of the actuals and budget, year to date.
- c. **2024-2025 Annual Budget:** discussion ensued - **MOTION (Smith/DeLarge)** to approve the 2024-2025 CRCA Annual Budget with a 4.4% increase in the regular semi-annual assessment as presented. Unanimously approved.

XI. Architectural Committee: no recommendations.

XII. Landscape Committee: no recommendations.

XIII. Covenants Committee:

- a. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #19682, #105520 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #49308 (Unightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #70449 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #70449, #22989, #19547, #116306 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #20174 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #10947 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #109830 (Unightly Material)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #109461 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #81915, #98438, #83055 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

- k. **ID #22989, #23033 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Cicala/Smith) 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: no new business.

XVI. Manager Report:

Ms. Boykin reported that in May, 16 homes sold/closed in CRCA, 10 homes sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; an unusual high number of pool closures to date due to human contamination; the Nominating Committee met 06/18/2024 for their first of two required meetings; the Board application deadline has passed with Peggy Bracken, Connie DeLarge, Tim Weiler, and Clement DeLarge running for the four open seats; the Coyote Trail Elementary School has been reserved for October 22nd 2024; the 2024-2025 Reserve Study has been completed; the July Board meeting has been pushed out to July 23rd instead of the 16th; Ms. Boykin’s last day is June 20th, and we welcomed a new Community Manager, Lori Wuollet, whose first day was June 17th.

Adjournment:

Meeting adjourned at 7:23 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for July 23, 2024, at 6:00 P.M. at the Community Center.

Tim Weiler, Secretary

Minutes submitted by Lori Wuollet, Community Manager as approved by the Board of Directors