

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

Following the Organization of the Board Meeting

November 21, 2017

I. Call to Order

II. Roll Call

John Lambert
Doug Childress
Bill Cicala
Marilyn Stimpson
Bill Dawes
Al Diaz
Bob Vollbrecht

III. Guests: None Scheduled

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda:

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- October 2, 2017 Landscape
- October 4, 2017 Covenants
- October 5, 2017 ARC
- October 19, 2017 ARC

VII. Approval of Minutes:

a. October 17, 2017 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.
BOD reads: At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.

IX. Activities

- a. **Market Festival** – On break, will resume November 30th; Every Thursday 4pm – 8pm
- b. **Food Truck Rodeo** – First Monday each month 5pm – 8pm

X. Finance:

a. Balance Sheet Report for October 31, 2017:

Operating Cash	\$487,341.45
Total Cash Reserve	1,083,121.89
Accounts Receivable	72,245.96
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00

October 31 2017 Total Assets \$1,803,128.59

XI. Landscape Committee:

- a. **Copper Moon Irrigation** – Recommend to Board to approve proposal from Santa Rita Landscape for replacement of irrigation system at Copper Moon entryway.
- b. **Windmill Park Tree Wells** – Recommend to the Board to approve proposal from Complete Landscaping for expansion of tree wells at Windmill Park.

XII. Covenants Committee:

- a. **ID #20650 (Trash Cans)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #25540 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #25117 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #22224 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #20389 (Inoperable Vehicle)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #78794 (Lack of ARC Approval)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #22224 (Unightly materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #22224 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

- i. **ID #21328, #20121, #20209, #20219, #19108, #21075, #18616, #18622, #21354 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #42873, #18616 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #25865 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #42873, #18390 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #20621 (Landscape Maintenance)** – Recommend a \$25 fine and a 30-day pool suspension and lot clean up no sooner than 11/22/2017 if the property is not brought into compliance by 11/21/2017.
- n. **ID #21302 (Landscape Parking)**

XIII. New Business:

- a. **Copper Moon Wall Repair**

XIV. Old Business:

- a. **Pool Plaster Replacement at Both Pools (Reserve Study)**

XV. Management Report: Provided at meeting

XVI. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
November 21, 2017 following the Board Meeting

I. Call to Order

II. Roll Call:

John Lambert
Doug Childress
Bill Cicala
Marilyn Stimpson
Bill Dawes
Al Diaz
Bob Vollbrecht

III. Approval of the Agenda

IV. Approval of Previous Meeting Minutes:
A. October 17, 2017 Executive Meeting

V. Owner Requests and Legal Requests

A. Late Fee Waiver Request; ID #80875

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3).

B. Late Fee Waiver Request; ID #19257

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3).

C. Settlement Request; ID #18588

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) and (3).

D. Settlement Request; ID #21328

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) and (3).

VI. Adjourn