

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 19, 2017 at 6:45pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Peggy Bracken

2nd Vice-President

Bill Dawes

Secretary

Doug Childress

Treasurer

Marilyn Stimpson

Director at Large

Bill Cicala

Director at Large

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:

- November 1, 2017 Covenants
- November 6, 2017 Landscape
- November 2, 2017 ARC
- November 16, 2017 ARC

VII. Approval of Minutes:

- a. **November 21, 2017 Organizational and Regular 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. Request from Resident

- a. Community Center Rental

X. Activities

- a. **Market Festival** – Every Thursday 4pm – 8pm, except last week of December
- b. **Food Truck Rodeo** – First Monday each month 5pm – 8pm
- c. **2018 Egg Hunt**

XI. Finance:

a. Balance Sheet Report for November 30, 2017:

Operating Cash	\$584,710.31
Total Cash Reserve	1,098,975.24
Accounts Receivable	160,740.91
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00

November 30, 2017 Total Assets \$2,004,846.42

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee: No recommendations

XIV. Covenants Committee:

- a. **ID #20650, #25540, #25117 (Trash Cans)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #20219 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #20389 (Inoperable Vehicle)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #22224 (Unsightly materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #25865 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #19949 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #21302 (Landscape Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

- h. **ID #20724 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension and lot clean up no sooner than 12/20/2017 if the property is not brought into compliance by 12/19/2017.

XV. New Business:

- a. **Landscape Maintenance Contract**

XVI. Old Business: None

XVII. Management Report: Provided at meeting

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
December 19, 2017 following the Board Meeting

I. Call to Order

II. Roll Call:

President	John Lambert
1 st Vice-President	Peggy Bracken
2 nd Vice-President	Bill Dawes
Secretary	Doug Childress
Treasurer	Marilyn Stimpson
Director at Large	Bill Cicala
Director at Large	Bob Vollbrecht

III. Approval of the Agenda

IV. Approval of Previous Meeting Minutes:

A. November 21, 2017 Executive Meeting

V. Owner Requests and Legal Requests

A. Late Fee Waiver Requests

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

B. Foreclosure Requests

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

VI. Adjourn