

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

May 15, 2018 at 6:45pm

### I. Call to Order

### II. Roll Call

President

John Lambert

1<sup>st</sup> Vice-President

Peggy Bracken

2<sup>nd</sup> 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:

- April 2, 2018 Landscape
- April 4, 2018 Covenants
- April 5, 2018 ARC
- April 19, 2018 ARC

### VII. Approval of Minutes:

#### a. April 17, 2018 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. Homeowner Requests**

- a. **Parking Lot Use with Rental of Community Center**
- b. **Use of Parking Lot for Coffee Cart**

**X. Activities**

- a. **Market Festival** – Second Thursday each month 4pm – 8pm

**XI. Finance:**

- a. **Balance Sheet Report for April 30, 2018:**

*\*Figures not available as of date agenda was published; to be presented at meeting.*

**XII. Architectural Review Committee:** No recommendations.

**XIII. Landscape Committee:** No recommendations.

**XIV. Covenants Committee:**

- a. **ID #18020 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #19865 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #21085 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #17780 (Trash Cans)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #22084 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #20389 (Inoperable Vehicle)** – Recommend a \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #24126 (Inoperable Vehicle)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19143, #21355 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #20424 (Holiday Lights)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #52477, #84445 (ARC Approval Required)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

**XV. New Business:**

- a. **CMID Exemption Petition**
- b. **Erosion Repair**

- XVI. Old Business:**
  - a. HVAC Maintenance Service Contract
  - b. Budget Development

- XVII. Action In Lieu:**
  - a. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Ultra Air Conditioning for emergency replacement of Community Center HVAC unit, NTE \$8,000.00.

- XVIII. Management Report:** Provided at meeting

- XIX. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
May 15, 2018 following the Board Meeting

**I. Call to Order**

**II. Roll Call:**

President	John Lambert
1 <sup>st</sup> Vice-President	Peggy Bracken
2 <sup>nd</sup> 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. April 17, 2018 Executive Meeting**

**V. Owner Requests and Legal Requests**

**A. Foreclosure Requests Goodman Law**

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

**VI. Adjourn**