

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 16, 2018 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:

- September 5, 2018 Covenants
- September 10, 2018 Landscape
- September 6, 2018 ARC
- September 20, 2018 ARC

VII. Approval of Minutes:

a. September 18, 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. Finance:

a. Balance Sheet Report for September 30, 2018:

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

X. Architectural Review Committee:

a. Guideline Revision – Sheds

XI. Landscape Committee: No recommendations

XII. Covenants Committee:

- a. ID #18020 (Trash Cans)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #17784 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #82961 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #54632 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #24126 (Inoperable Vehicle)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #50313 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #20889 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #20304 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #18390 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. ID #18390 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 10/17/2018 if the property is not brought into compliance by 10/16/2018.
- l. ID #84445 (ARC Denial)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. ID #43987, #21081, #24130, #18909 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 10/17/2018 if the property is not brought into compliance by 10/16/2018.
- n. ID #25448, #21330, #92194, #26229 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- o. ID #22562 (ARC Approval Required)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
ID #25773 (Landscape Parking) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- XIII. New Business:**
- a. Windmill Park Paver Repair
 - b. Windmill Park Pool Sand Filter Replacement
 - c. Windmill Park Spa Sand Filter Replacement
 - d. Management Contract Renewal
- XIV. Old Business:** None
- 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
October 16, 2018 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. Guests:

IV. Approval of the Agenda

V. Approval of Previous Meeting Minutes:

A. September 18, 2018 Executive Meeting

B. October 9, 2018 Emergency Executive Meeting Minutes

VI. Owner Requests and Legal Requests

A. Owner Request for Pool Use

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

B. Late Fee Waiver Request

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

C. Write Off Request

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

VII. Adjourn