

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 18, 2017 at 6:45 pm

I. Call to Order

II. Roll Call

President

John Lambert

1st Vice-President

Doug Childress

2nd Vice-President

Bill Cicala

Secretary

Marilyn Stimpson

Treasurer

Bill Dawes

Director at Large

Al Diaz

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:

- June 1, 2017 ARC
- June 5, 2017 Landscape
- June 7, 2017 Covenants
- June 15, 2017 ARC
- June 27, 2017 Nominating
- June 28, 2017 Nominating

VII. Approval of Minutes:

a. June 20, 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** – Every Thursday 4pm – 8pm

X. Finance:

a. **Balance Sheet Report for June 30, 2017:**

Operating Cash	\$525,730.47
Total Cash Reserve	1,036,181.58
Accounts Receivable	131,322.06
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00

June 30, 2017 Total Assets \$1,853,654.07

XI. Nominating Committee:

- a. **Slate of Candidates** – Recommend 2017 Slate of Candidates consisting of Bill Cicala, Bill Dawes, and Marilyn Stimpson.

XII. Architectural Review Committee:

- a. **New Committee Members** – Recommend that Eric Krueger be appointed to the Architectural Review Committee.

XIII. Landscape Committee: No recommendations

XIV. Covenants Committee:

- a. **ID #20650 (Trash Cans)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #52545 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #18020 (Unsightly Materials)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #20389 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #21257 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #19556 (Lack of ARC Approval)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **New Committee Members** – Recommend that Nick Elias and Eric Krueger be appointed to the Covenants Committee.

- XV. New Business:**
 - a. Windmill Flagpole
 - b. Design Guidelines Revision

XVI. Old Business: None

XVII. Manager Report: Provided at meeting

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
July 18, 2017 following the Board Meeting

I. Call to Order

II. Roll Call:

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

III. Approval of the Agenda

IV. Approval of Previous Meeting Minutes:

A. June 20, 2017 Executive Meeting

V. Owner Requests and Legal Requests

A. Appeal of Pool Violation Fines

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(5)

B. Request for Handicap Accommodations at Pool

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

C. Late Fee Waiver Requests

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

VI. Legal Updates

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

VII. Adjourn