

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 19, 2017 at 7:00pm

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:

- July 5, 2017 Covenants
- July 6, 2017 ARC
- July 20, 2017 ARC
- August 2, 2017 Covenants
- August 3, 2017 ARC
- August 7, 2017 Landscape
- August 17, 2017 ARC

VII. Approval of Minutes:

- a. **August 15, 2017 Board Meeting Minutes**
- b. **August 25, 2017 Board Meeting to Certify Slate of Candidates**

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 Nature Project**

X. Activities
a. **Market Festival** – Every Thursday 4pm – 8pm

XI. Finance:

a. **Balance Sheet Report for August 31, 2017:**

Operating Cash	\$315,613.83
Total Cash Reserve	1,069,690.29
Accounts Receivable	112,371.87
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00

August 31, 2017 Total Assets	\$1,658,095.95
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XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee:

a. **Re-staking of Oleander Trees** – Recommend approval of estimate for replacement of oleander tree support stakes throughout common areas.

b. **Irrigation Repair Twin Peaks Road** – Recommend approval of estimate for inspection of valve wiring issues on Twin Peaks Rd.

c. **Annual Granite Replenishment** – Recommend approval of estimate for purchase and installation of decorative gravel throughout common areas.

d. **Windmill Park Rock Containment Edging** – Recommend approval of estimate for maintenance work on the gravel containment edging at Windmill Park.

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 #18020 (Unightly Materials)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- c. **ID #20389 (Inoperable Vehicle)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #21257 (Landscape Parking)** – Recommend a \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #19556 (Lack of ARC Approval)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #78794 (Unsightly Materials)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #19776, #24086, #25117, #25540 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #20067 (Landscape Parking)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XV. New Business:

- a. **Windmill Park Field Goal Posts**
- b. **Community Center Parking Lot Curbing**
- c. **Pool Pump Motor Replacement**
- d. **Copper Moon Entryway Trees**

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
September 19, 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. Invited Guest: Matt Slivka (Slivka Dental/Sommerton Easement)
This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)

IV. Approval of the Agenda

V. Approval of Previous Meeting Minutes:

A. August 15, 2017 Executive Meeting

VI. Owner Requests and Legal Requests

A. Letter Regarding Violation Letter

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

B. Foreclosure Authorization

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

C. Foreclosure Authorization

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

D. Fine Appeal

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

VII. Write-offs

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

VIII. Legal Updates

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

IX. Adjourn