

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

October 17, 2017 at 6:45pm

### I. Call to Order

### II. Roll Call

President

John Lambert

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

Doug Childress

2<sup>nd</sup> 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:

- September 6, 2017 Covenants
- September 11, 2017 Landscape
- September 7, 2017 ARC
- September 21, 2017 ARC

### VII. Approval of Minutes:

#### a. September 19, 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
- b. **Food Truck Rodeo** – First Monday each month 5pm – 8pm

**X. Finance:**

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

Operating Cash	\$234,050.86
Total Cash Reserve	1,080,313.71
Accounts Receivable	76,883.47
Other Assets	152,472.96
Pre-Paid Income Tax	5,347.00
Pre-Paid Insurance	2,600.00
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September 30, 2017 Total Assets	\$1,551,668.00

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

**XII. Landscape Committee:** No recommendations

**XIII. Covenants Committee:**

- a. **ID #20650 (Trash Cans)** – Recommend a \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #19776 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #24086 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #25540 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #25117 (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 \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #78794 (Lack of ARC Approval)** – Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #25540 (Unsightly Materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #2224 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #19403 & #22224 (Trailer Parking)** – Recommend a \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #22224 (Unsightly materials)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- I. **ID #20949 (Tree Encroachment)** – Recommend a \$25 fine and a 30-day pool suspension until the property is brought into compliance.

**XIV. New Business:**

- a. **Tot Lot Playground Woodchip Replenishment**
- b. **Pool Plaster Replacement at Both Pools (Reserve Study)**
- c. **Management Company Contract Renewal**

**XV. Old Business:** None

**XVI. Manager Report:** Provided at meeting

**XVII. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
October 17, 2017 following the Board Meeting

**I. Call to Order**

**II. Roll Call:**

President	John Lambert
1 <sup>st</sup> Vice-President	Doug Childress
2 <sup>nd</sup> 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. September 19, 2017 Executive Meeting**

**V. Owner Requests and Legal Requests**

**A. Fine Appeal**

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).

**VI. Legal Updates**

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

**VII. Other**

**A. Homeowner dispute**

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

**VIII. Adjourn**