

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

August 21, 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:

- July 2, 2018 Landscape
- July 5, 2018 ARC
- July 11, 2018 Covenants
- July 19, 2018 ARC
- July 19, 2018 Nominating Committee
- July 24, 2018 Nominating Committee

### VII. Approval of Minutes:

- a. July 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. ADA Accommodation Request**

**X. Finance:**

**a. Balance Sheet Report for July 31, 2018:**

<i>Operating Cash</i>	<i>\$472,397.20</i>
<i>Total Cash Reserve</i>	<i>\$1,049,241.08</i>
<i>Accounts Receivable</i>	<i>\$94,990.35</i>
<i>Other Assets</i>	<i>\$146,957.96</i>
<i>Pre-Paid Income Tax</i>	<i>\$5,297.00</i>
<i>Pre-Paid Insurance</i>	<i>\$2,600.00</i>
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<i>July 31, 2018 Total Assets</i>	<i>\$1,771,483.59</i>

**b. 2018-2019 Annual Budget**

**XI. Slate of Candidates:** Board meets August 24, 2018 at 5:00 P.M. to certify slate.

**XII. Election Committee:** President appoints committee

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

**XIV. Landscape Committee:** No recommendations

**XV. Covenants Committee:**

- a. ID #18020 (Trash Cans)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #17784 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #82961 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #24178 (Holiday Lights)** Recommend a \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #20389 (Inoperable Vehicle)** – Recommend a \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #24126 (Inoperable Vehicle)** – Recommend a \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #19284 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #83054 (Trash Cans)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #50313 (Inoperable Vehicle)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- j. **ID #20889 (Duty of Maintenance)** – Recommend a \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #20304 (Duty of Maintenance)**
- l. **ID #84445 (ARC Denied)**

**XVI. New Business:**

- a. **Grout Maintenance**
- b. **Windmill Park Drinking Fountain Replacement**
- c. **Windmill Park Shade Canopy Replacement**
- d. **Community Center HVAC Ductwork**
- e. **Community Center Parking Lot Seal Coat**
- f. **Windmill Park West Parking Lot Seal Coat**

**XVII. Old Business:**

- a. **Pool Hand Rails**

**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  
August 21, 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. Guests:** James Rothe

**IV. Approval of the Agenda**

**V. Approval of Previous Meeting Minutes:**

**A. July 17, 2018 Executive Meeting**

**VI. Owner Requests and Legal Requests**

**A. Late Fee Waiver Requests**

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

**B. Legal Request**

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

**C. Foreclosure Request**

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1), (2) and (3).

**VII. Adjourn**