

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 20, 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:

- October 1, 2018 Landscape
- October 3, 2018 Covenants
- October 4, 2018 ARC
- October 18, 2018 ARC

VII. Approval of Minutes:

a. October 16, 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 October 31, 2018:

Operating Cash	\$530,348.17
Total Cash Reserve	\$1,083,389.84
Accounts Receivable	\$61,816.68
Other Assets	\$146,957.96
Pre-Paid Income Tax	\$5,297.00
Pre-Paid Insurance	\$2,600.00
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October 31, 2018 Total Assets	\$1,830,409.65

X. Architectural Review Committee: No recommendations

XI. Landscape Committee:

a. Additional Services

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 \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #82961 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #54632 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #26229 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly 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 #20304 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #18390 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #18390 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018.
- k. ID #84445 (ARC Denial)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- l. ID #87726, #18879, #19997, #67066, #80872 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot cleanup scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018.
- m. ID #43946, #18888, #20715 (Overhead Encroachment)** Recommendation of a \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018
- n. ID #19299, #21302 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- o. ID #51331 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- p. ID #21302 (Trailer Parking)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- q. ID #18629 (ARC Approval Required)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XIII. New Business:

- a. Property Conveyance**
- b. Windmill Park Restrooms Remodel**
- c. Monument Lighting Upgrade**

XIV. Old Business:

- a. Newsletter Article**

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
November 20, 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. October 16, 2018 Executive Meeting

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. Covenants Fine Waiver Request

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

VII. ARC Dispute Legal Update

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

VIII. Adjourn