

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 18, 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:

- November 1, 2018 ARC
- November 5, 2018 Landscape
- November 7, 2018 Covenants
- November 15, 2018 ARC

VII. Approval of Minutes:

- a. November 20, 2018 Board Organizational Minutes & 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. Assisted Living Home

X. Finance:

a. Balance Sheet Report for November 30, 2018:

Operating Cash	\$613,106.46
Total Cash Reserve	\$1,080,493.21
Accounts Receivable	\$225,529.15
Other Assets	\$146,957.96
Pre-Paid Income Tax	\$5,297.00
Pre-Paid Insurance	\$2,600.00
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November 30, 2018 Total Assets	\$2,073,983.78

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. 2019 Annual Tree Pruning**
- b. Twin Peaks Monument Riprap**
- c. Windmill Park Office Irrigation**

XIII. Covenants Committee:

- a. ID #18020 (Trash Cans)** – Recommendation of \$50 weekly 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 #19299 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #50313 (Inoperable Vehicle)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #20304 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- k. **ID #18629 (ARC Violation)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #20259, #20308 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XIV. New Business:

- a. **Marbella II Monument Lighting Repair**
- b. **Cancion De La Luna Riprap Erosion Repair**
- c. **CRCATucson Website Update**

XV. Old Business: None

XVI. Management Report: Provided at meeting

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
December 18, 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: Clint Goodman

IV. Approval of the Agenda

V. Approval of Previous Meeting Minutes:

A. November 20, 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. Covenants Fines Waiver Requests

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

C. Write Off Requests

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

D. Legal Updates

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

VII. Adjourn