

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Office

March 19, 2019 at 6:45 P.M.

### 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:

available online

*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:

- February 4, 2019 Landscape
- February 7, 2019 ARC
- February 6, 2019 Covenants
- February 21, 2019 ARC

### VII. Approval of Minutes:

#### a. February 19, 2019 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

**X. Finance:**

**a. Balance Sheet Report for February 28, 2019**

<i>Operating Cash</i>	<i>\$412,011.14</i>
<i>Total Cash Reserve</i>	<i>\$1,082,981.39</i>
<i>Accounts Receivable</i>	<i>\$85,831.39</i>
<i>Other Assets</i>	<i>\$141,442.96</i>
<i>Pre-Paid Income Tax</i>	<i>\$5,247.00</i>
<i>Pre-Paid Insurance</i>	<i>\$2,600.00</i>
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<i>February 28, 2019 Total Assets</i>	<i>\$1,730,113.88</i>

**XI. Architectural Review Committee:**

**a. Guideline Revision – Walls**

**XII. Landscape Committee:**

**a. Replacement Trees**

**XIII. Covenants Committee:**

- a. ID #54632 (Trash Cans)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #88965 (Trash Cans)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #25404 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. ID #21166 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. ID #18018 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #19417 (Overhead Encroachment)** – Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 03/20/2019 if the property is not brought into compliance by 03/19/2019.
- i. ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #100508 (Boat/Trailer Parking)** Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.

**XIV. New Business:**

- a. Gate Maintenance**
- b. Front Yard Décor/Furniture Guidelines**
- c. Front Yard Landscape Guidelines**

**XV. Old Business:** None

**XVI. Action in Lieu**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Oasis Pool Service to replace three (3) Windmill Pool heaters NTE \$13,188.00

**XVII. Management Report:** Provided at meeting

**XVIII. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**

At the Windmill Park Office  
March 19, 2019 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:**
  
- IV. Approval of the Agenda**
  
- V. Approval of Previous Meeting Minutes:**
  - A. February 19, 2019 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)(1), (2) & (3).
  
- VII. Goodman Law Updated Fee Agreement**
  
- VIII. Adjourn**