

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Office

May 21, 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:

- April 1, 2019 Landscape
- April 3, 2019 Covenants
- April 4, 2019 ARC
- April 18, 2019 ARC

### VII. Approval of Minutes:

- a. April 16, 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 April 30, 2019**

<i>Operating Cash</i>	<i>\$636,827.23</i>
<i>Total Cash Reserve</i>	<i>\$1,079,812.37</i>
<i>Accounts Receivable</i>	<i>\$65,425.99</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>April 30, 2019 Total Assets</i>	<i>\$1,931,355.55</i>

**XI. Architectural Review Committee: None**

**XII. Landscape Committee: None**

**XIII. Covenants Committee:**

**a. Committee Member Appointment**

**b. Covenants Violations and Fines**

- a. **#18018 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #40765 (Street Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #25773 (Landscape Parking)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #100508 (Trailer/Boat)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID #84445 (ARC Violation)** – Recommendation of \$100 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 #20157 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #17787 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #17787 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #19001 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #25773 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #27070 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #40765 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- n. **ID #22989 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- o. **ID #18080 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- p. **ID #18994 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- q. **ID #40765, #19989 (Landscape Maintenance)** Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 05/22/2019 if the property is not brought into compliance by 05/21/2019.
- r. **ID #19989 (Landscape Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- s. **ID #72641 (Holiday Decorations)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

**XIV. New Business:**

- a. **Appoint Nominating Committee**
- b. **Windmill Main Parking Lot Reseal**
- c. **Windmill Park Office Flat Roof Recoat**
- d. **Community Center Flat Roof Recoat**

**XV. Old Business:**

- a. **Guideline Revisions**

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

**XVII. Adjourn to Executive Session**

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

At the Windmill Park Office  
May 21, 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. March 19, 2019 Executive Meeting**
  
- VI. Owner Requests and Legal Requests**
  - A. Covenants Fine Appeal**

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3).
  
  - B. Late Fee Waiver Requests**

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) & (3).
  
  - C. Certified Letter Charge Waiver Requests**

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