

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

June 18, 2019 at 6:45 P.M.

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

Vacant

III. Guests:

- a. Weather Hill Residents

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:

- May 1, 2019 Covenants
- May 2, 2019 ARC
- May 6, 2019 Landscape
- May 16, 2019 ARC

VII. Approval of Minutes:

- a. May 21, 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

a. Pool Key Request

X. Finance:

a. Balance Sheet Report for May 31, 2019

<i>Operating Cash</i>	<i>\$716,696.38</i>
<i>Total Cash Reserve</i>	<i>\$1,076,639.91</i>
<i>Accounts Receivable</i>	<i>\$151,022.96</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>May 31, 2019 Total Assets</i>	<i>\$2,093,649.21</i>

XI. Architectural Review Committee:

a. Revisions to Design Guidelines- Recommend revisions to guidelines

- i. Ground Cover (rocks)
- ii. Solar Panel Conduit
- iii. Balconies/Upper Decks
- iv. Shade Sail Posts
- v. Driveways (backyards)
- vi. Front Yard Décor

XII. Landscape Committee:

- a. Sonoran Vista Saguaro Replacement**
- b. Copper Moon Tree Replacement**

XIII. Covenants Committee:

a. Recommended Fines

- i. **#18018 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- ii. **ID #25773, #17787, #17787, #27070 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- iii. **ID #25773 (Landscape Parking)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- iv. **ID #40765 (Street Parking)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- v. **ID #100508 (Boat)** – Recommendation of \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- vi. **ID #20389 (Inoperable Vehicle)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.

- vii. **ID #84445 (ARC Violation)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- viii. **ID #19538, #92149, #21690, #20724, #20947, #24093, #17830, #17862, #17874, #17960, #23028, #18039, #18103, #26840, #23464, #22299, #22248, #18441, #21066, #18551, #70507, #18713, #18728, #18815, #18874, #19072, #19143, #54715, #19351, #19631, #21134, #52525, #19699, #19682, #19740, #20136, #20178, #20196, #23287 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- ix. **ID #21302 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- x. **ID #21302 (Trailer)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- xi. **ID #20376 (Landscape Maintenance)** – Recommendation of \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 06/19/2019 if the property is not brought into compliance by 06/18/2019.
- xii. **ID #20063 (Landscape Maintenance)** – Recommendation that the standard covenants process for weeds be followed if the property is not brought into compliance including a lot clean up if necessary.

b. Recommended Extensions

- i. **ID #21354 (Trash Cans)** – Recommendation that an extension be approved until 07/01/2019.
- ii. **ID #21354, #17863 (Unsightly Materials)** – Recommendation that an extension be approved until 07/01/2019.
- iii. **ID #88972 (Street Parking)** – Recommendation that an extension be approved until 07/01/2019.
- iv. **ID #20769 (Duty of Maintenance)** – Recommendation that an extension be approved until 07/01/2019.

XIV. New Business:

- a. **Field Use Request**

XV. Old Business:

- a. **Guideline Revisions** – *see Architectural Review Committee section above*

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
June 18, 2019 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	Vacant

III. Guests:

IV. Approval of the Agenda

V. Approval of Previous Meeting Minutes:

A. May 21, 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)(3).

B. Certified Letter Charge Waiver Requests

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

C. Lot Clean Up Assessment Waiver Request

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

D. Foreclosure Requests

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

VII. Adjourn