

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 16, 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

Rojanna Harvey

III. Guests:

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:

- June 3, 2019 Landscape
- June 5, 2019 Covenants
- June 6, 2019 ARC
- June 20, 2019 ARC

VII. Approval of Minutes:

a. June 18, 2019 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

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. Tree Removal (Wash)
- b. Tree Removal (Coachline)
- c. Pool Handrails

X. Finance:

- a. Balance Sheet Report for June 30, 2019

**Figures not available as of date agenda was published; to be presented at meeting.*

- b. 2019-2020 Annual Budget

XI. Nominating Committee: recommends the slate of candidates as follows: Bill Cicala, Bill Dawes, Marilyn Stimpson, Rojana Harvey, Eric Krueger, Lucille Yuen.

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee:

- a. Miscellaneous Plant Replacements
- b. Coachline Granite Replenishment

XIV. Covenants Committee:

- a. ID #25773, #17787, #17787, #27070, #20769 (Duty of Maintenance) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- b. ID #25773 (Landscape Parking) – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. ID #40765 (Street Parking) – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. ID #19949 (Street Parking) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- e. ID #100508 (Boat) – Recommendation of \$50 weekly 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 #84445 (ARC Violation) – Recommendation of \$50 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- h. ID #19299 (Unsightly Materials) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. ID #21302, #19210, #19865, #20434 (Trash Cans) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. ID #19538, #17862, #17874, #23028, #18039, #18103, #26840, #22248, #21066, #70507, #18713, #18815, #54715, #19351, #19631, #21134, #19699, #19682, #20196, #102829, #21007, #17845, #17863, #17918, #18132, #22224, #18656, #18889,

#21102, #22154 (Duty of Maintenance - Fascia) – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

XV. New Business:

- a. LED Valance Upgrade

XVI. Old Business:

- a. Design Guidelines

XVII. Management Report: Provided at meeting

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
July 16, 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	Rojanna Harvey

III. Guests:

IV. Approval of the Agenda

V. Approval of Previous Meeting Minutes:

A. June 18, 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. Covenants Fine Appeal

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

VII. Adjourn