

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 15, 2019 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

Rojanna Harvey

III. Guests:

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:

- September 4, 2019 Covenants
- September 5, 2019 ARC
- September 9, 2019 Landscape
- September 19, 2019 ARC

VII. Approval of Minutes:

- a. August 23, 2019 Board Certify Slate of Candidates Meeting Minutes
- b. September 17, 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. Requests to Board
a. **Pool Hours of Operation**

X. Annual Meeting:
Will be held on October 22, 2019 at 7 P.M. at Coyote Trail Elementary

XI. Finance:

a. **Balance Sheet Report for September 30, 2019**

Operating Cash	\$324,696.81
Total Cash Reserve	\$1,142,513.30
Accounts Receivable	\$81,856.19
Other Assets	\$141,442.96
Pre-Paid Income Tax	\$5,247.00
Pre-Paid Insurance	\$2,600.00

September 30, 2019 Total Assets	\$1,698,356.26
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XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee: No recommendations

XIV. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #25773, #17787, #27070 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #20769 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #79823, #17845, #17863, #23028, #18132, #22224, #21066, #18819 (Duty of Maintenance - Fascia)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #17787, #17862, #18103, #22248, #18815, #54715, #20196 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #25773 (Landscape Parking)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

- g. **ID #19997, #19865 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #21007 (Duty of Maintenance - Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #102966, #17775 (Landscape Maintenance)** – Recommendation of \$25 monthly fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 10/16/2019 if the property is not brought into compliance by 10/15/2019.
- j. **ID #19949 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

XV. New Business:

- a. **Management Contract Annual Renewal**
- b. **Landscape Integrated Pest Management Contract Annual Renewal**
- c. **Saguaro Relocation**

XVI. Old Business: None

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
October 15, 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 October 15, 2019 Executive Meeting Agenda:

V. Approval of September 17, 2019 Executive Meeting Minutes:

VI. Owner Requests and Legal Requests

A. Foreclosure Requests

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

VII. Other

A. Dog Attack

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

B. Write-off Uncollectable Accounts

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

VIII. Adjourn