Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
November 19, 2019 following Organizational Meeting

I. Call to Order

II.	Roll Call	President	John Lambert
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1st Vice-PresidentPeggy Bracken2nd Vice-PresidentBill DawesSecretaryDoug Childress

Director at Large Bill Cicala

Director at Large Rojanna Harvey
Director at Large Eric Krueger

- 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:

- October 2, 2019 Covenants
- October 3, 2019 ARC

- October 7, 2019 Landscape
- October 17, 2019 ARC

VII. Approval of Minutes:

- a. October 15, 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. Guest Wi-Fi at Pool
- b. Windmill Park Restroom Access
- c. Dog Waste Signs

X. Finance:

a. Balance Sheet Report for October 31, 2019

Operating Cash	\$554,443.49
Total Cash Reserve	\$1,131,812.99
Accounts Receivable	\$73,269.85
Other Assets	\$141,442.96
Pre-Paid Income Tax	\$5,247.00
Pre-Paid Insurance	\$2,600.00

October 24, 2010 Total Accepta

October 31, 2019 Total Assets

\$1,908,816.29

b. Annual Financial Audit

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee: No recommendations

XIII. Covenants Committee:

- **a. ID #84445 (ARC Violation)** Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- **b.** ID #25773, #20769, #17787, #27070, (Duty of Maintenance) Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #79823, #23028 (Duty of Maintenance Fascia) Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #17787, #17845, #17863, #18132, #22224, #22248, #21066, #18815, #54715, #20196 (Duty of Maintenance Fascia) Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #25773 (Landscape Parking) Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- **f. ID #19997 (Trash Cans)** Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- **g. ID #20645 (Duty of Maintenance)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #43946 (Landscape Maintenance) Recommendation of a \$25 fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 11/20/2019 if the property is not brought into compliance by 11/19/2019.

i. ID #20645 (Trailer) – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.

XIV. New Business: None

XV. Old Business: None

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
November 19, 2019 following the Board Meeting

- I. Call to Order
- II. Roll Call:

President John Lambert

1st Vice-President Peggy Bracken

2nd Vice-President Bill Dawes

Secretary Doug Childress

Director at Large Bill Cicala

Director at Large Rojanna Harvey

Director at Large Eric Krueger

- III. Guests:
- IV. Approval of November 19, 2019 Executive Meeting Agenda:
- V. Approval of October 15, 2019 Executive Meeting Minutes:
- 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. Violation Fine Waiver Requests

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

- VII. Other
 - A. Dog Incident

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

B. Alcohol Consumption

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

VIII. Adjourn