

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

December 17, 2019 at 6:45pm

### 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

Rojanna Harvey

Director at Large

Bill Cicala

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:**

- November 4, 2019 Landscape
- November 6, 2019 Covenants
- November 7, 2019 ARC
- November 21, 2019 ARC

### VII. Approval of Minutes:

#### a. November 19, 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. Finance:**

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

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

**X. Architectural Review Committee:** No recommendations

**XI. Landscape Committee:**

**a. Coachline Granite Replenishment**

**XII. 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 #17787, #27070 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

**c. ID #79823, #17845, #17863, #23028, #18132, #22224, #21066 (Duty of Maintenance - Fascia)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

**d. ID #17787, #22248, #18815, #54715 (Duty of Maintenance - Fascia)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

**e. ID #19997 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

**f. ID #98438 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**g. ID #18361 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.

**XIII. New Business:**

**a. Annual Upper Tree Pruning**

**b. Community Center Pool Pumps**

**c. Pool Decks Repair and Reseal**

**d. Spa Handrail Replacement**

**e. Community Center Water Heater Replacement**

**XIV. Old Business:** None

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

**XVI. Adjourn to Executive Session**

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

At the Community Center  
December 17, 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
Director at Large	Bill Cicala
Director at Large	Rojanna Harvey
Director at Large	Eric Krueger

**III. Guests:**

**IV. Approval of December 17, 2019 Executive Meeting Agenda:**

**V. Approval of November 19, 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) & (5).

**VII. Other**

**A. Dog Incident**

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

**B. Cluster Mailbox Unit Maintenance**

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

**VIII. Adjourn**