

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

January 21, 2020 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

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:

- December 2, 2019 Landscape
- December 4, 2019 Covenants
- December 5, 2019 ARC
- December 19, 2019 ARC

VII. Approval of Minutes:

- a. December 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. Homeowner Requests to Board

- a. Drone Policy
- b. Sign Request

X. Finance:

a. Balance Sheet Report for December 31, 2019

Operating Cash	\$627,132.13
Total Cash Reserve	\$1,168,748.18
Accounts Receivable	\$141,843.46
Other Assets	\$141,442.96
Pre-Paid Income Tax	\$5,247.00
Pre-Paid Insurance	\$2,600.00

December 31, 2019 Total Assets \$2,087,013.73

XI. Architectural Review Committee: No recommendations

XII. Landscape Committee:

- a. Stolen Golden Barrel Cacti Replacements
- b. Windmill Park Planters Repair

XIII. Covenants Committee:

- a. ID #84445 (ARC) – 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 #17845, #17863, #23028, #18132, #22224, #17787, #18815, #54715 (Duty of Maintenance - Fascia) – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19997 (Trash Cans) – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

XIV. New Business:

- a. Finfrock Park Wall Repair
- b. Light Controllers and Solar Batteries Replacements
- c. Splash Pad Items for Replacement

XV. Old Business:
a. Windmill Park Spa Handrail

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
January 21, 2020 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	Rojanna Harvey
	Director at Large	Bill Cicala
	Director at Large	Eric Krueger

III. Approval of January 21, 2020 Executive Meeting Agenda:

IV. Approval of December 17, 2019 Executive Meeting Minutes:

V. 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).

B. Bank Fee and Late Fee Waiver Requests

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3) & (5).

C. Legal Requests

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

VI. Other

A. Legal Advice

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

VII. Adjourn