

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Office

March 17, 2020 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:

- February 3, 2020 Landscape
- February 5, 2020 Covenants
- February 6, 2020 ARC
- February 20, 2020 ARC

### VII. Approval of Minutes:

- a. February 18, 2020 Board Meeting Minutes

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

### IX. Homeowner Requests to Board

- a. Dog Waste Signs

**X. Finance:**

**a. Balance Sheet Report for February 29, 2020**

Operating Cash	\$361,887.47
Total Cash Reserve	\$1,160,848.46
Accounts Receivable	\$133,137.47
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$5,197.00
Pre-Paid Insurance	\$2,600.00

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February 29, 2020 Total Assets \$1,799,598.36

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

**XII. Landscape Committee:**

**a. Windmill Park Pool Area Drainage**

**b. Sombrero Vista Trees Irrigation**

**c. Community Center Controller Cartridge**

**XIII. Covenants Committee:**

- a. ID #84445 (ARC)** – Recommendation of a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #17787, #27070 (Duty of Maintenance – Roof Tiles)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #17845, #17863, #23028, #18132, #22224, #20196 (Duty of Maintenance – Fascia)** – Recommendation of a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #17787, #17845, #17863, #23028, #18132, #22224, #18815, #54715, #20196 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #21007, #17702, #19631, #20239 (Duty of Maintenance – Fascia)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #18068 (Unsightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #87778 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #52429 (Décor)** – Recommendation of an extension until next covenants meeting.
- i. ID #70184, #83090 (Décor)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #20237, #26329 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XIV. Old Business:** None

**XV. New Business:**

- a. Reserve Study Contract Renewal
- b. Community Center Pool No Diving Signs
- c. Community Center Exterior Surfaces Repaint
- d. Common Area Solar Panel Poles Repaint
- e. Community Perimeter Walls
- f. Community Center Parking Lot Edging and Striping Repaint
- g. Community Center Pool Ramadas Concrete Floors Repaint
- h. Twin Peaks Monument Irrigation

**XVI. Action in Lieu**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Rain Deck to replace two Windmill Park splash pad feature covers NTE \$2,650.00.

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

**XVIII. Adjourn to Executive Session**

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

At the Windmill Park Office  
March 17, 2020 following the Board Meeting

**I. Call to Order**

<b>II. Roll Call:</b>	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. Approval of March 17, 2020 Executive Meeting Agenda:**

**IV. Approval of February 18, 2020 Executive Meeting Minutes:**

**V. Other**

**A. Drone Policy Revised Draft**

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

**VI. Adjourn**