

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

May 19, 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.*

- March 2, 2020 Landscape
- March 4, 2020 Covenants
- March 5, 2020 ARC
- March 19, 2020 ARC
- April 2, 2020 ARC
- April 16, 2020 ARC

### VII. Approval of Minutes:

- a. March 17, 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. Newspaper Distribution
- b. Noise Complaint

**X. Finance:**

**a. Balance Sheet Report for March 31, 2020**

Operating Cash	\$284,398.65
Total Cash Reserve	\$1,159,508.02
Accounts Receivable	\$123,441.86
Other Assets	\$150,940.78
Pre-Paid Income Tax	\$5,197.00
Pre-Paid Insurance	\$2,600.00
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March 31, 2020 Total Assets	\$1,726,086.31

**b. Balance Sheet Report for April 30, 2020**

Operating Cash	\$518,595.22
Total Cash Reserve	\$1,178,708.01
Accounts Receivable	\$88,971.80
Other Assets	\$150,940.78
Pre-Paid Income Tax	\$5,197.00
Pre-Paid Insurance	\$2,600.00
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April 30, 2020 Total Assets	\$1,945,012.81

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

**XII. Landscape Committee:** No recommendations

**XIII. Covenants Committee:**

**a. ID #84445 (ARC Violation)**

- i. Request section 4.5 of the CC&Rs be reviewed regarding this account.
- ii. 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 \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

**c. #17787, #17845, #17863, #18132, #22224, #18815, #54715 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.

**d. ID #21007, #17702 (Duty of Maintenance – Fascia)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

**e. ID #18068 (Unsightly Materials)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

**f. ID #70184, #19302, #19640 (Unsightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- g. **ID #87778, #21018 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #52429, #20925, #70184 (ARC Violation – Décor)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #27054, #18388 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #92237 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #101658 (Duty of Maintenance – Roof)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #100508, #17752 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.

**XIV. Old Business:** None

**XV. Action in Lieu**

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the proposal from Sovereign Electric to replace the subpanel, breakers, GFCI and timeclock due to excessive rust, NTE \$2,400.00.

**XVI. New Business:**

- a. **CRCA Common Areas Reopening Discussion**
  - i. Pools, Spa and Splash Pad
  - ii. Main Office
  - iii. Community Center Event Rentals
  - iv. Playgrounds and Ramadas

**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  
May 19, 2020 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
Treasurer	Rojanna Harvey
Director at Large	Bill Cicala
Director at Large	Eric Krueger
  
- III. Approval of May 19, 2020 Executive Meeting Agenda:**
  
- IV. Approval of March 17, 2020 Executive Meeting Minutes:**
  
- V. Owner Requests and Legal Requests**

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

  - A. Late Fee Waiver Requests**
  - B. Violation Fine Waiver Requests**
  
- VI. Action in Lieu**

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