

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 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: None scheduled

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:

- June 1, 2020 Landscape
- June 3, 2020 Covenants
- June 4, 2020 ARC
- June 18, 2020 ARC
- June 23, 2020 Nominating Committee
- June 30, 2020 Nominating Committee

VII. Approval of Minutes:

a. June 16, 2020 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. Homeowner Requests to Board

- a. Pet Miniature Pig
- b. Close Both Pools
- c. Extend Pool Hours
- d. Extend Community Center Pool Season
- e. Add Pool Lap Lane

X. Finance:

a. Balance Sheet Report for June 30, 2020

Operating Cash	\$698,632.07
Total Cash Reserve	\$1,182,492.35
Accounts Receivable	\$125,422.91
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00
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June 30, 2020 Total Assets	\$2,146,272.29

XI. Nominating Committee: recommends the slate of candidates as follows: Raymond Almada, Peggy Bracken, Doug Childress, and Connie DeLarge.

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee: No recommendations

XIV. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #20925 (ARC Violation – Décor)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #27070 (Duty of Maintenance – Roof Tiles)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #17702, #17787, #18132, #54715 (Duty of Maintenance – Fascia)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18390 (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 \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19640, #18489 (Unsightly Materials)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #87778, #20059 (Trash Cans)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #18388, #18390 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XV. Old Business:

- a. **Common Areas (COVID-19)**
 - i. Pools, Spa and Splash Pad (currently open)
 - ii. Main Office (currently closed to walk-ins, appointment only)
 - iii. Community Center Event Rentals (currently closed)
 - iv. Playgrounds and Ramadas (currently open)

XVI. New Business:

- a. Windmill Park Pool Picnic Tables
- b. Veridian Dr. & Yellow Moon Dr. (P16) Playground
- c. Veridian Dr. & Mountain Sky Dr. (P27A) Playground

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
July 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 July 21, 2020 Executive Meeting Agenda:

IV. Approval of June 16, 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. Other

A. Inactive Accounts

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

B. Potential Hybrid Account

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

C. Legal Update

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

VII. Adjourn