

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 18, 2020 at 6:45 P.M.

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:

available online

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:

- July 1, 2020 Covenants
- July 2, 2020 ARC
- July 7, 2020 Landscape
- July 16, 2020 ARC

VII. Approval of Minutes:

- a. July 21, 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:**
 - a. Community Center Rental Use
 - b. KB Homes Development
 - c. Baseball Field Use

X. Finance:

a. Balance Sheet Report for July 31, 2020

Operating Cash	\$634,829.14
Total Cash Reserve	\$1,189,440.64
Accounts Receivable	\$90,324.20
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00
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July 31, 2020 Total Assets	\$2,054,318.94

b. 2020-2021 Annual Budget

XI. Slate of Candidates: Board meets August 28, 2020 at 5:00 P.M. to certify slate.

XII. Election Committee Appointment:

XIII. Architectural Review Committee: No recommendations

XIV. Landscape Committee: No Recommendations

XV. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- b. **ID #17702 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #17787, #18132, #54715, #27070 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #18390 (Duty of Maintenance)** – Recommendation of a 30-day extension due to progress made.
- e. **ID #18068 (Unsightly Material)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #183888, #18390 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #22554, #25596 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- i. **ID #22562 (Unsightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #25713 (Holiday Decorations)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #79820, #21819 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #17780, #55727 (Trailer)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #23213 (Landscape Maintenance)** – Recommendation of \$25 fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 08/19/2020 if the property is not brought into compliance by 08/18/2020.

XVI. 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)**

XVII. New Business:

- a. **P16 Playground Shade Structure**
- b. **P27A Playground Shade Structure**
- c. **P15 Playground Shade Screen Replacement**
- d. **Community Center Trash Can Gate (x2) Replacements**
- e. **CRCA Office File Scanning**

XVIII. Action-In-Lieu

- a. **Windmill Park Planters' Concrete Footers**

XIX. Management Report: Provided at meeting

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
August 18, 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 August 18, 2020 Executive Meeting Agenda:

IV. Approval of July 21, 2020 Executive Meeting Minutes:

V. Guests:

VI. Owner Requests and Legal Requests

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2)(3) & (5).

A. Front Yard Storage Bin Variance Request

B. RV Variance and RV Screen Structure Request

VII. Other

A. Community Yard Sale

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

VIII. Adjourn