

Continental Ranch Community Association
Board of Directors Meeting Agenda
At the Community Center
September 15, 2020 following 'Meet the Candidates Night'

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:

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

VII. Approval of Minutes:

- a. **August 18, 2020 Board Meeting Minutes**
- b. **August 28, 2020 Slate of Candidates**

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. Extend Pool(s) Closing Date
 - b. Street Parking Enforcement (Business Hours)

X. Finance:

a. Balance Sheet Report for August 31, 2020

Operating Cash	\$561,649.54
Total Cash Reserve	\$1,178,380.41
Accounts Receivable	\$86,784.28
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00
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August 31, 2020 Total Assets	\$1,966,539.19

b. CD Accounts Maturing

XI. Election Committee:

- a. Approval of Procedure for 2020 Election

XII. Architectural Review Committee: No recommendations

XIII. Landscape Committee:

- a. Windmill Park Drainage Improvement

XIV. 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 #20925 (ARC Violation)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #17702 (Duty of Maintenance)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- d. **ID #27070 (Duty of Maintenance)** – Recommendation of \$75 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- e. **ID ##18132, #54715 (Duty of Maintenance)** – Recommendation of \$100 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #18068 (Unsightly Material)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- j. **ID #19264, #17749 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #19740, #20434 (Unsightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- l. **ID #85559, #105394 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #19716, #20910, #85487, #19093 (Landscape Maintenance)** – Recommendation of \$25 fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 09/16/2020 if the property is not brought into compliance by 09/15/2020.
- n. **ID #18971 (Landscape Maintenance)** – Recommendation of an extension until the next Covenants Committee meeting on 10/7/2020.

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. **Daily Fines for RVs, Trailers and Boats**

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
September 15, 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 September 15, 2020 Executive Meeting Agenda:

IV. Approval of August 18, 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. Foreclosure Request

C. Proof of Claim Request

VII. Other

A. Dog Attack Resolution Update

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

VIII. Adjourn