

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

October 20, 2020 at 6:45 P.M.

### 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:

- September 2, 2020 Covenants
- September 3, 2020 ARC
- September 8, 2020 Landscape
- September 17, 2020 ARC

### VII. Approval of Minutes:

- a. September 15, 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: None

**X. Annual Meeting:**

Will be held on October 27, 2020 at 7 P.M. at the Community Center.

**XI. Finance:**

**a. Balance Sheet Report for September 30, 2020**

Operating Cash	\$432,546.08
Total Cash Reserve	\$1,167,708.24
Accounts Receivable	\$69,249.28
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00
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September 30, 2020 Total Assets	\$1,809,228.56

**b. CD Maturing 12/9/2020**

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

**XIII. Landscape Committee:** No recommendations

**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 #17702 (Duty of Maintenance)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- c. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly 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 #18390 (Duty of Maintenance)** – Recommendation of \$50 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- f. **ID #19264 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- g. **ID #18068 (Unsightly Material)** – Recommendation of \$100 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- h. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- i. **ID #19740 (Unsightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- j. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$75 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- k. **ID #42873 (ARC Violation)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.

- l. **ID #18132, #18132, #19389, #19778 (Duty of Maintenance)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- m. **ID #83003, #98440, #19864, #19022 (Unightly Material)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- n. **ID #18068, #18492, #19699, #19740 (Trash Cans)** – Recommendation of \$25 monthly fine and a 30-day pool suspension until the property is brought into compliance.
- o. **ID #100495 (Landscape Maintenance)** – Recommendation of \$25 monthly fine, a 30-day pool suspension & a lot clean up (**NTE \$220.00**) to be scheduled no sooner than 10/21/2020 if the property is not brought into compliance by 10/20/2020.
- p. **ID #20192 (Landscape Maintenance)** – Recommendation of \$25 monthly fine, a 30-day pool suspension & a lot clean up (**NTE \$320.00**) to be scheduled no sooner than 10/21/2020 if the property is not brought into compliance by 10/20/2020.
- q. **ID #52523 (Landscape Maintenance)** – Recommendation of an extension until the next Covenants Committee meeting on 11/04/2020.
- r. **ID #40756 (Trailer)** – Recommendation of \$25 weekly fine and a 30-day pool suspension until the property is brought into compliance.
- s. **ID #59819 (Landscape Parking)** – Recommendation of \$25 monthly fine and a 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 open)
  - iv. Playgrounds and Ramadas (currently open)

## **XVI. New Business:**

- a. Management Contract Annual Renewal
- b. AAA Landscape Contract Renewal
- c. AAA Landscape Integrated Pest Management Program Renewal

## **XVII. Action-In-Lieu**

- a. Money Market Reserve Funds

## **XVIII. Management Report:** Provided at meeting

## **XIX. Adjourn to Executive Session**

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

At the Community Center  
October 20, 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 October 20, 2020 Executive Meeting Agenda:**

**IV. Approval of September 15, 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)(3) & (5).

**A. Front Yard Storage Bin**

**B. Late Fee Waiver Request**

**VII. Other**

**A. Dog Attack Resolution**

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

**VIII. Adjourn**