

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
November 17, 2020 immediately following
the Organizational Meeting.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; and Ms. Connie DeLarge, Director at Large. Directors absent: Mr. Eric Krueger, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager, Ms. Paula Bellina, Assistant Manager and Ms. Crystal Mejia, Office Assistant. No audience members were present.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:52 P.M.

III. Scheduled Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Dawes) to adopt the November 17, 2020 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: October 1, 2020 ARC; October 5, 2020 Landscape; October 7, 2020 Covenants; October 15, 2020 ARC. **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the October 20, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No audience members present.

IX. Homeowner Requests to Board:

None.

X. Finance:

- a. **Balance Sheet Report for October 31, 2020:** Operating Cash \$611,732.36; Total Cash Reserve \$1,152,456.49; Accounts Receivable \$60,517.42; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; October 31, 2020, Total Assets \$1,964,431.23.
- b. **Annual Financial Audit: MOTION (Childress/DeLarge)** to approve the contract from J. Todd Lundering to perform the 2019-2020 financial audit and tax returns, NTE \$8,500.00. Unanimously approved.

XI. Architectural Review Committee:

No recommendations.

XII. Landscape Committee:

No recommendations.

XIII. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #42873 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #17702 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132, #27070 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18390 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19264 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18132, #18132, #19778 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #18068 (Unsightly Material)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19640, #18489 (Unsightly Material)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #98440 (Unsightly Material)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #18492, #19740 (Trash Can)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #19582 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #19507, #78794, #17811, #18714, #18714, #19264 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #18080, #22532 (Unsightly Material)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- p. **ID #26410 (Landscape Maintenance)** – Recommendation of a \$25 fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 11/18/2020 if the property is not brought into compliance by 11/17/2020.
- q. **ID #21095, #25887 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance

MOTION (Cicala/Childress) to approve all covenants violation fines, suspensions and extensions as recommended by the Covenants Committee. Unanimously approved.

XIV. Old Business: None

XV. New Business: None

XVI. Manager Report:

- a. Ms. Boykin reported to Board: in October, 25 homes sold and closed in Continental Ranch and 9 homes sold and closed in Sunflower; the new office assistant and activities coordinator, Crystal Mejia, began November 9th; rye grass overseeding complete; both pools closed for the winter; office filing shelves sold – will get bids to convert to storage; Dog Day at the Pool was a success; a CRCA family for the Adopt-A-Family Gift Card Drive was selected with help from the Marana School District; and six judges have now signed up for the Holiday Decorating Contest.

XVII. Adjournment:

Meeting adjourned at 7:07 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for December 15, 2020 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

Minutes submitted by Ashley Boykin, Community Manager as approved by the Board of Directors