

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

January 19, 2021 at 6:45 P.M.

### I. Call to Order

### II. Roll Call

President

Peggy Bracken

1<sup>st</sup> Vice-President

Bill Cicala

2<sup>nd</sup> Vice-President

Bill Dawes

Secretary

Doug Childress

Treasurer

Rojanna Harvey

Director at Large

Connie DeLarge

Director at Large

Vacant

### 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:**

- December 2, 2020 Covenants
- December 3, 2020 ARC
- December 7, 2020 Landscape
- December 17, 2020 ARC

### VII. Approval of Minutes:

#### a. December 15, 2020 Board Meeting Minutes

### VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

**BOD reads:** *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. Finance:**

**a. Balance Sheet Report for December 31, 2020**

Operating Cash	\$652,574.42
Total Cash Reserve	\$1,190,476.40
Accounts Receivable	\$107,346.40
Other Assets	\$135,927.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00

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December 31, 2020 Total Assets \$2,090,122.18

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

**XII. Landscape Committee:** No recommendations

**XIII. Covenants Committee:** January 6, 2021 Covenants Committee meeting canceled due to COVID-19; no recommendations for this month.

**XIV. Old Business:**  
**a. Marquee Sign Replace**

**XV. New Business:**  
**a. The Villas Park Wood Chips Replenish**  
**b. Windmill Park Pool Pumps Replace**  
**c. Windmill Park Spa Heater Replace**  
**d. Community Center Kiddie Pool Heater Replace**

**XVI. Action-In-Lieu**  
**a. Windmill Park Spa Resurface**

**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  
January 19, 2021 following the Board Meeting

**I. Call to Order**

<b>II. Roll Call:</b>	President	Peggy Bracken
	1 <sup>st</sup> Vice-President	Bill Cicala
	2 <sup>nd</sup> Vice-President	Bill Dawes
	Secretary	Doug Childress
	Treasurer	Rojanna Harvey
	Director at Large	Connie DeLarge
	Director at Large	<i>Vacant</i>

**III. Approval of January 19, 2021 Executive Meeting Agenda:**

**IV. Approval of December 15, 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)(2)(3) & (5).

**A. Violation Fines**

**B. Violation Fine Waiver Requests**

**C. Late Fee Waiver Requests**

**D. Sign Removal Request**

**VI. Legal Updates**

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

**A. A.F. Sterling – Sierra Pointe Homes**

**B. Design Guidelines Changes**

**VII. Action-In-Lieu**

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

**A. Foreclosure Requests**

**VIII. Adjourn**