

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

February 16, 2021 at 6:45 P.M.

I. Call to Order

II. Roll Call

President

Peggy Bracken

1st Vice-President

Bill Cicala

2nd 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:

- January 4, 2021 Landscape – Canceled
- January 7, 2021 ARC
- January 6, 2021 Covenants – Canceled
- January 21, 2021 ARC

VII. Approval of Minutes:

a. January 19, 2021 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. Painted Sky Tree Removal Request
 - b. Alcante Tree Removal Request
 - c. Trailer/RV Fines Policy

X. Finance:

a. Balance Sheet Report for January 31, 2021

Operating Cash	\$535,527.11
Total Cash Reserve	\$1,192,469.80
Accounts Receivable	\$80,826.24
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,197.00
Pre-Paid Insurance	\$2,600.00

January 31, 2021 Total Assets	\$1,942,983.11
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- XI. Architectural Review Committee:** No recommendations

XII. Landscape Committee:

- a. Twin Peaks & Coachline Bullnose Pavers

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 \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18055, #59828 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132 (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 \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19264 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18132, #18132, #18714, #18714, #19264 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #26978 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19640 (Unsightly Material)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

- k. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #103065 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #20910, #17971, #20598 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #27050 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #20067, #107843 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #105619, #20943 (Landscape Maintenance)** – Recommendation of a one-month extension to bring the properties into compliance.

XIV. Old Business: None

XV. New Business:

- a. **Windmill Park Pool Deck Touch Up**
- b. **Windmill Park Office Storage Cabinets**
- c. **River's Edge (Parcel 3) Park Furniture Replace**

XVI. Management Report: Provided at meeting

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
February 16, 2021 following the Board Meeting

I. Call to Order

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

III. Approval of February 16, 2021 Executive Meeting Agenda:

IV. Approval of January 19, 2021 Executive Meeting Minutes:

V. Guests: None scheduled.

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. Violation Fine Waiver Requests

B. Late Fee Waiver Requests

C. Prior Owner Accounts

VII. Other

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

A. 'CR' Sonoran Vista Sign

B. Director's & Officers Insurance Coverage

C. Threat of Litigation

D. Committee Membership (Discussion)

VIII. Adjourn