

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

April 20, 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

Fred Fisher

### 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:

- March 1, 2021 Landscape
- March 3, 2021 Covenants
- March 4, 2021 ARC
- March 18, 2021 ARC

### VII. Approval of Minutes:

#### a. March 16, 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. Playground Improvement
  - b. Little Free Pantry
  - c. Pool Temperature Increase

**X. Finance:**

**a. Balance Sheet Report for March 31, 2021**

Operating Cash	\$339,817.15
Total Cash Reserve	\$1,209,693.87
Accounts Receivable	\$57,258.35
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,147.00
Pre-Paid Insurance	\$2,600.00

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March 31, 2021 Total Assets	\$1,740,929.33
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**XI. Architectural Review Committee:**

**a. Guidelines Revision Recommendation – ‘Guest Residence’**

**b. Homeowner Appeal of ARC Decision**

**XII. Landscape Committee:**

**a. Committee Membership**

**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 \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18055, #59828 (ARC Violation)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18055, #18055 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19264 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #18714, #18714, #19264, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- i. **ID #20598, #17971 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19967 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #22935 (Duty of Maintenance)** – Recommendation of an extension until 05/05/21.
- l. **ID #19740 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #103065 (Landscape Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #26329, #21203, #79801, #20557 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #18114 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #84445, #103028 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XIV. Old Business:**

- a. **Marquee Sign Replace**
- b. **Windmill Park Sport's Field Trash Can Replace**
- c. **Windmill Park Office Storage Cabinets**

**XV. New Business:**

- a. **Appoint Nominating Committee**
- b. **Monument Lights (Phase 1) 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  
April 20, 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	Fred Fisher

**III. Approval of April 20, 2021 Executive Meeting Agenda:**

**IV. Approval of March 16, 2021 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. ARC Violation**

**B. Pool Violation**

**C. Violation Fines Waiver Request**

**VI. Other**

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

**A. COVID-19 Update**

**VII. Adjourn**