

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

May 18, 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

Fred Fisher

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:

- April 1, 2021 ARC
- April 5, 2021 Landscape
- April 7, 2021 Covenants
- April 15, 2021 ARC

VII. Approval of Minutes:

a. April 20, 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. Amazon Distribution Center

X. Finance:

a. Balance Sheet Report for April 30, 2021

Operating Cash	\$630,963.51
Total Cash Reserve	\$1,215,557.10
Accounts Receivable	\$49,050.83
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,147.00
Pre-Paid Insurance	\$2,600.00

April 30, 2021 Total Assets \$2,029,731.40

XI. Architectural Review Committee:

a. Guidelines Revision – *Guest Residence*

b. Guidelines Revision – *Shade Sails*

XII. Landscape Committee:

a. Trim Trees

b. Root Barrier & Inspection

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 #18055, #59828 (ARC Violation)** – Recommendation of a \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #18055, #18055 (ARC Violation)** – Recommendation of a \$50 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 \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #19264 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. #19264, #18714, #18714 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #20598, #19967 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #25483, #79801, #20557 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #21203 (Duty of Maintenance)** – Recommendation of an extension until 06/15/2021 and a \$25 monthly fine & 30-day pool suspension if property is not brought into compliance by 06/15/2021.

- l. ID #19740 (Trash Cans)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #84445 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #26467, #44022, #20359, #20532 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #42869 (Trailer)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

XIV. Old Business:

- a. Marquee Sign Replace**
- b. COVID-19 Policies Review**

XV. New Business:

- a. Acacia Trails Fence Repaint**
- b. HVAC Service Plan Renewal**
- c. Chlorine Delivery for Pools**

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
May 18, 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	Fred Fisher

III. Approval of May 18, 2021 Executive Meeting Agenda

IV. Approval of April 20, 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)(1)(2)(3) & (5).

A. ARC Violation

B. Late Fee Waiver Requests

C. Foreclosure Requests

VI. Other

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) & (3(5)).

A. Pool Violation Update

B. Tract Declaration Amendment

VII. Adjourn