

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

June 15, 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:

*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:**

- May 3, 2021 Landscape
- May 5, 2021 Covenants
- May 6, 2021 ARC
- May 20, 2021 ARC

### VII. Approval of Minutes:

- a. **May 18, 2021 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: No requests.

**Finance:**

- a. **Balance Sheet Report for May 31, 2021:** *Figures not available as of date agenda was published; to be presented at meeting.*
- b. **2021-2022 Annual Budget**

**X. Activities:**

- a. **Annual Easter Egg Hunt Supplies**

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

**XII. Landscape Committee:**

- a. **Annual Upper Tree Pruning Budget**

**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 extension until 07/07/2021 to bring property into compliance.
- f. **ID #19264 (Duty of Maintenance)** – Recommendation of \$50 weekly 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 \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #20598 (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 \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #79801, #20557, #26467, #44022 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **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.
- m. **ID #84445 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #42869 (Trailer)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #105701, #20231 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- p. **ID #21134, #85559 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #85526 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XIV. Old Business:**

- a. **Board Approved Garage Addition – Modification Request**

**XV. New Business:**

- a. **Community Center Bulletin Boards**
- b. **Windmill Park Concrete Repair**

**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  
June 15, 2021 following the Board Meeting

- 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. Approval of June 15, 2021 Executive Meeting Agenda**
  
- IV. Approval of May 18, 2021 Executive Meeting Minutes**
  
- V. Guests**
  
- VI. 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**
  
  - D. Assessment Refund Request**
  
- VII. Adjourn**