

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
June 15, 2021 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer. Ms. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Directors excused: Mr. Bill Cicala, 1st Vice-President. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Five audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:45 P.M.

III. Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Dawes) to adopt the June 15, 2021 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 3, 2021 Landscape, May 5, 2021 Covenants, May 6, 2021 ARC and May 20, 2021 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Fisher) to approve the May 18, 2021 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Two homeowners from Sacramento Hill Drive appealed current Duty of Maintenance violations and one homeowner on Tombstone Way appealed a trailer violation.

IX. Homeowner Requests to Board:

No requests.

X. Finance:

- a. **Balance Sheet Report for May 31, 2021:** Operating Cash \$758,273.28; Total Cash Reserve \$1,228,868.66; Accounts Receivable \$124,915.99; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; May 31, 2021, Total Assets \$2,246,217.89.
- b. **2021-2022 Annual Budget:** postponed for further review.

XI. Architectural Review Committee:

No recommendations.

XII. Activities:

- a. **Annual Easter Egg Hunt Supplies: MOTION (Childress/Fisher)** to approve the proposal as presented to purchase additional picnic furniture for the annual Easter Egg Hunt event, NTE \$1,280.08. Unanimously approved.

XIII. Landscape Committee:

- a. **Annual Upper Tree Pruning Budget: MOTION (Bracken/Dawes)** to postpone to the next meeting. Unanimously approved.

XIV. 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 (Unsightly 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.

MOTION (Dawes/DeLarge) to approve all other covenants violations fines, suspensions and extensions as recommended by the Covenants Committee. Unanimously approved.

XV. Old Business:

- a. Board Approved Garage Addition – Modification Request: MOTION (Bracken/Dawes)** to approve the proposed modifications to the detached garage addition as presented by Account ID #108184. Five in favor and one opposed (Childress); motion passed.

XVI. New Business:

- a. Community Center Bulletin Boards: MOTION (Bracken/Harvey)** to approve the proposal from Pro-Care Community Services to repair the three community center bulletin boards, NTE \$635.00. Unanimously approved.
- b. Windmill Park Concrete Repair: MOTION (Bracken/Harvey)** to approve the proposal from Strongbuilt to repair the broken concrete edging by the Windmill Park baseball field, NTE \$3,749.46. Unanimously approved.

XVII. Manager Report:

- a.** Ms. Boykin reported to Board: in May, 25 homes sold and closed in Continental Ranch and 12 homes sold and closed in Sunflower; landscape granite replenish was completed; pre-emergent spraying of common areas for weeds was completed; HASA liquid chlorine tanks for pools to be delivered end of June; office storage cabinets to be installed July 9th; and Community Clean Up Weekend with the Town of Marana scheduled for July 17th - July 18th.

XVIII. Adjournment:

Meeting adjourned at 7:31 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for July 20, 2021 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

Minutes submitted by Ashley Boykin, Community Manager as approved by the Board of Directors