

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

July 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:

*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:**

- June 2, 2021 Covenants
- June 3, 2021 ARC
- June 7, 2021 Landscape
- June 17, 2021 ARC

### VII. Approval of Minutes:

#### **a. June 15, 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: No requests.

**Finance:**

**a. Balance Sheet Report for June 30, 2021**

Operating Cash	\$714,684.47
Total Cash Reserve	\$1,245,200.87
Accounts Receivable	\$77,259.21
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,147.00
Pre-Paid Insurance	\$2,600.00

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June 30, 2021 Total Assets \$2,171,304.51

**b. 2021-2022 Annual Budget**

**X. Activities:**

- a. Halloween Decorating Contest

**XI. Architectural Review Committee:**

- a. Homeowner Appeal – Wall Height
- b. Homeowner Appeal – Exterior House Paint

**XII. Landscape Committee:**

- a. Annual Upper Tree Pruning Budget
- b. Homeowner Appeal – Grass at Main Monuments
- c. Homeowner Tree Trimming Request
- d. 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 #59828 (ARC Violation)** – Recommendation of a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18055, #18055, #18055 (ARC Violation)** – Recommendation of an extension until 08/04/2021.
- d. **ID #20231 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18132, #18132, #18132 (Duty of Maintenance)** – Recommendation of an extension until 08/04/2021.
- f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19264 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #18714, #18714 (Duty of Maintenance)** – Recommendation of an extension until 08/04/2021.

- i. **ID #19264 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #20598 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19967 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #79801, #20557, #44022 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #885559 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #84445 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #84447, #95398 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #95398, #19200 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #26467, #23206, #18390 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 07/21/21 to be charged to the account if the property is not brought into compliance by 07/20/21.

**XIV. Old Business:** None.

**XV. New Business:** None.

**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  
July 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 July 20, 2021 Executive Meeting Agenda:**

**IV. Approval of June 15, 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. Wall Repair Request**

**C. Late Fee Waiver Requests**

**D. Foreclosure Requests**

**VII. Adjourn**