

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 17, 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:

- June 22, 2021 Nominating Committee
- July 1, 2021 ARC
- July 7, 2021 Covenants
- July 12, 2021 Landscape
- July 15, 2021 ARC
- July 22, 2021 Nominating Committee

VII. Approval of Minutes:

- a. July 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. El Grupo Youth Cycling
- b. Family Restrooms

X. Finance:

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

XI. Nominating Committee: recommends the slate of candidates as follows: Bill Cicala, Bill Dawes, Fred Fisher, Rojanna Harvey and Brandt Smith.

XII. Slate of Candidates: Board meets August 27, 2021 at 5:00 P.M. to certify slate.

XIII. Election Committee Appointment

XIV. Architectural Review Committee: No recommendations.

XV. Landscape Committee:

- a. Windmill Park Pool Area Tree Removal
- b. Coyote Crossing Tree Removal

XVI. 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 (ARC Violation)** – Recommendation of an extension until 09/01/2021.
- d. **ID #20231 (ARC Violation)** – Recommendation of \$50 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 \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #19967 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #79801, #20557, #85559 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #95398 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #84445 (Unightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- l. ID #19200 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #83305, #20708 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #109358 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #87744 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 08/18/21 to be charged to the account if the property is not brought into compliance by 08/17/21.
- p. ID #83055, #25446 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

XVII. Old Business:

- a. Main Entrances Turf**

XVIII. New Business:

- a. River’s Edge Shade Canopy Replace**
- b. Coyote Crossing Monument Repair**
- c. Windmill Park Bridge Handrails Repaint**
- d. Termite Contracts**
- e. Whistleblower Protection Policy**

XIX. Management Report: Provided at meeting

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
August 17, 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 August 17, 2021 Executive Meeting Agenda:

IV. Approval of July 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. Violation Fines Waiver Requests

C. Late Fee Waiver Requests

D. Prior Accounts Write-Off Requests

VI. Adjourn