

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 21, 2021 at 6:45 P.M.

Following 'Meet the Candidates Night'

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:

- August 2, 2021 Landscape
- August 4, 2021 Covenants
- August 5, 2021 ARC
- August 19, 2021 ARC

VII. Approval of Minutes:

- a. August 17, 2021 Board Meeting Minutes
- b. August 27, 2021 Slate of Candidates

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. **Community Center Parking Lot Event**
- b. **Residential Pool Draining**

X. Finance:

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

XI. Election Committee:

- a. **Approval of Procedure for 2021 Election**

XII. Architectural Review Committee: No recommendations.

XIII. Landscape Committee:

- a. **Turf Winter Overseed**
- b. **Twin Peaks & Coachline Intersection Pavers**

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 #59828 (ARC Violation)** – Recommendation of a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #19967 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #79801, #20557 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #85559 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #20708 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #84445 (Unsightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19200 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #18340, #108761 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18817 (Duty of Maintenance)** – Recommendation of an extension until 10/06/2021.
- m. **ID #41861 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #107848, #25584, #91115 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/22/21 to be charged to the account if the property is not brought into compliance by 09/21/21.

- o. ID #109717, #102774 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #70450 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XV. Old Business: None.

XVI. New Business:

- a. Windmill Park Solar**
- b. Phobos Park Wood Chips Replenish**
- c. Playground Sand Rototill & Sift**
- d. Windmill Park Pavers Repair**

XVII. Action-In-Lieu

- a. River's Edge Park Shade Screen Replace**

XVIII. Management Report: Provided at meeting

XIX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
September 21, 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 September 21, 2021 Executive Meeting Agenda:

IV. Approval of August 17, 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)(3) & (5).

A. ARC Appeals

VI. Adjourn