

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 19, 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:

available online

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:

- September 1, 2021 Covenants
- September 2, 2021 ARC
- Landscape Meeting Canceled (No Quorum)
- September 16, 2021 ARC

VII. Approval of Minutes:

a. September 21, 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. Community Center Occupancy**
- b. Support of Protest**

- c. **Windmill Park Pool**
 - 1. **Keep open through November 30th**
 - 2. **Keep open year round**
 - 3. **Only close December & January**
 - 4. **Raise Pool Temperature**

X. Annual Meeting:

Will be held on October 26, 2021 at 7 P.M. at the Coyote Trail Elementary School.

XI. Finance:

a. Balance Sheet Report for September 30, 2021

Operating Cash	\$348,696.90
Total Cash Reserve	\$1,286,464.37
Accounts Receivable	\$40,902.51
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,147.00
Pre-Paid Insurance	\$2,600.00

September 30, 2021 Total Assets	\$1,810,223.74
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XII. Architectural Review Committee:

- a. **Solar Roof Tiles**
- b. **Sierra Pointe Roof Tile Options**
- c. **Sierra Pointe Architectural Standards**

XIII. Landscape Committee: No recommendations.

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 #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19967 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #79801, #20557, #85559 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #84445 (Unightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18340, #108761 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #19200 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- i. **ID #41861 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #102774 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19257 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #106716 (Duty of Maintenance)** – Recommendation of an extension until 11/03/2021.
- m. **ID #83081, #105301 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 10/20/21 to be charged to the account if the property is not brought into compliance by 10/19/21.
- n. **ID #40756, #105357 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

XV. Old Business: None.

XVI. New Business:

- a. **Twin Peaks Overhead Encroachment**
- b. **Twin Peaks Median Sight Obstruction**
- c. **Management Contract Renewal**

XVII. Management Report: Provided at meeting

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
October 19, 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 October 19, 2021 Executive Meeting Agenda:**

- IV. Approval of September 21, 2021 Executive Meeting Minutes:**

- V. Approval of October 11, 2021 Special Executive Meeting Minutes:**

- VI. Owner Requests and Legal Requests:**

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1).

 - A. Sierra Pointe Subsidiary Declaration Amendment**

- VII. Adjourn**