

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

November 16, 2021 following Organizational Meeting

### 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**

**Director at Large**

**Connie DeLarge**

**Director at Large**

**Fred Fisher**

**Director at Large**

**Brandt Smith**

### 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 13, 2021 Landscape
- October 6, 2021 Covenants
- October 7, 2021 ARC
- October 21, 2021 ARC

### VII. Approval of Minutes:

- a. **October 19, 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: None.

**X. Finance:**

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

**XI. Architectural Review Committee:**

- a. **ARC Membership Appointment**
- b. **Appeal of ARC Denial**

**XII. Landscape Committee:**

- a. **Backflow Covers Replace**
- b. **Acacia Grove Trees**
- c. **Eliminate Mask Mandate**

**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 #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 \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #79801, #20557 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #85559 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18340 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #108761 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #41861 (Landscape Maintenance)** – Recommendation of \$50 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 11/17/21 to be charged to the account if property is not brought into compliance by 11/16/21.
- j. **ID #109902, #85553 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #20659, #20690, #19682, #106633, #105368 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18014 (Duty of Maintenance)** – Recommendation of an extension until 12/01/21.

- m. **ID #109358 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #105368 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #26914, #105368 (Landscape Maintenance)** – Recommendation of \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 11/17/21 to be charged to the account if the property is not brought into compliance by 11/16/21.
- p. **ID #18114 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #82961 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XIV. Old Business:**

- a. **Windmill Park Pool Season Extension...**

**XV. New Business:**

- a. **Asphalt Seal & Repair**

**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  
November 16, 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
	Director at Large	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

**III. Approval of November 16, 2021 Executive Meeting Agenda:**

**IV. Approval of October 19, 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. Violation Fine Waiver Request**

**B. Foreclosure Request**

**VI. Adjourn**