

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 21, 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

Connie DeLarge

Director at Large

Fred Fisher

Director at Large

Brandt Smith

III. Guests: None scheduled.

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:

- November 1, 2021 Landscape
- November 3, 2021 Covenants
- November 4, 2021 ARC
- November 18, 2021 ARC

VII. Approval of Minutes:

a. November 16, 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 November 30, 2021

Operating Cash	\$731,819.00
Total Cash Reserve	\$1,298,948.30
Accounts Receivable	\$138,197.27
Other Assets	\$130,412.96
Pre-Paid Income Tax	\$1,147.00
Pre-Paid Insurance	\$2,600.00

November 30, 2021 Total Assets	\$2,303,124.53
--------------------------------	----------------

b. Reserve CD Account Maturing

XI. Architectural Review Committee:

a. ARC Membership Appointment

b. Design Guidelines Revision – Flag & Flagpoles

XII. Landscape Committee:

a. AAA Landscape Maintenance Contract Amendment

b. AAA Landscape IPM Program

c. Mesquite Grove Common Area – Landscaping

d. Mesquite Grove Common Area – Tucson Water Meter

e. Acacia Grove Trees

f. Annual Upper Tree Pruning

g. 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, #79801, #20557, #85559 (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 \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19967, #106716 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #109902, #85553, #70509 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #20659, #20690, #19682, #106633, #112735, #112655, #20720 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #109358 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #82961, #105531 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #109902 (ARC Violation)** – Recommendation of an extension until 01/05/2022.
- j. **ID #18014, #107745 (Duty of Maintenance)** – Recommendation of an extension until 01/05/2022.
- k. **ID #105368, #47164 (Landscape Maintenance)** – Recommendation of an extension until 01/05/2022.
- l. **ID #29319, #105531, #21235 (Landscape Maintenance)** recommendation of \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 12/22/21 to be charged to account if the property is not brought into compliance by 12/21/21.

XIV. Old Business: None.

XV. New Business:

- a. **Reserve Painting Projects**
- b. **Community Center Main Pool Heaters Replace**
- c. **Community Center Pool Filter Sand Replace**
- d. **Windmill Park Pool & Spa Filter Sand Replace**
- e. **Windmill Park Splash Pad Filter Sand Replace**
- f. **Community Center Kiddie Pool Shade Screen Replace**
- g. **Splash Pad Deck Paint/Repair**
- h. **Windmill Park Lights Replace**
- i. **Community Center Lights Replace**

XVI. Action-In-Lieu

- a. Alliance Bank of Arizona

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
December 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	Connie DeLarge
Director at Large	Fred Fisher
Director at Large	Brandt Smith

- III. Approval of December 21, 2021 Executive Meeting Agenda:**

- IV. Approval of November 16, 2021 Executive Meeting Minutes:**

- V. Guests:** None scheduled.

- VI. 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 Requests**

 - B. Late Fee Waiver Requests**

 - C. Foreclosure Request**

- VII. Adjourn**