

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

February 15, 2022 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:

- January 3, 2022 Landscape
- January 5, 2022 Covenants
- January 6, 2022 ARC
- January 20, 2022 ARC

VII. Approval of Minutes:

- a. January 18, 2022 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 received.

X. Finance:

- a. **Balance Sheet Report for January 31, 2022:** *Figures not available as of date agenda was published; to be presented at meeting.*

XI. Architectural Review Committee:

- a. **Design Guidelines Revision – ‘Roofs’**
- b. **Sierra Pointe Homes – Additional Floorplan**

XII. Landscape Committee:

- a. **Annual Landscape Granite Replenish**
- b. **Miscellaneous Plant Replacements**
- c. **Prickly Pear Treatment of Cochineal Scale**

XIII. Covenants Committee:

- a. **Covenants Policy Revision**
- b. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #85553, #70509 (ARC Violation)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #109902 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18132, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19967 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #106716 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #79801, #85559 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #20659, #20690, #19682, #112735, #112655, #20720, #107745 Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #18014 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #105368 (Landscape Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #105531 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID # 101722, #34480 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #43987 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XIV. Old Business: None.

XV. New Business:

- a. 2022 Pool Monitor Staff
- b. Windmill Park Office Chairs Replace
- c. Windmill Park Office Refrigerator Replace
- d. Monument Letters Replace

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
February 15, 2022 following the Board Meeting

I. Call to Order

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|-----------------------|--------------------------------|----------------|
| 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 February 15, 2022 Executive Meeting Agenda:

IV. Approval of January 18, 2022 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).

A. Prior Account Write-Off Requests

VII. Other:

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

A. Goodman Holmgren Attorney Fees

VIII. Adjourn