

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

May 17, 2022 at 6:45 P.M.

### 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**

**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:**

- April 4, 2022 Landscape
- April 6, 2022 Covenants
- April 13, 2022 ARC
- April 27, 2022 ARC

### VII. Approval of Minutes:

- a. April 19, 2022 Board Meeting Minutes

### VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

**BOD reads:** *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. ARC Appeal; Paint
- b. No School Parking Sign

## **X. Finance:**

- a. Balance Sheet Report for April 30, 2022

Operating Cash	\$651,529.41
Total Cash Reserve	\$1,312,101.44
Accounts Receivable	\$40,905.59
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00
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April 30, 2022 Total Assets	\$2,133,131.40

## **XI. Landscape Committee:** None.

## **XII. 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 #20231 (ARC Violation)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #24947 (ARC Violation)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132, #18132, #18132, #19967, #20659, #106716 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #79801 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #101722 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #105368 (Landscape Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #105520, #20659, #24188, #19778, #92340, #23210 (Duty of Maintenance)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #23028 (Landscape Maintenance)** Recommendation of \$25 monthly fine & 30-day pool suspension. Lot cleanup to be scheduled no sooner than 05/18/2022 and charged to the owners account if property is not brought into compliance by 05/17/2022.
- j. **ID #18689 (Trash Cans)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

## **XIII. Old Business:** None.

**XIV. New Business:**

- a. American Conditioned Air Service Agreement
- b. Windmill Park Pool Deck Resurface, Seal & Repair
- c. Community Center Pool Deck Seal/Repair

**XV. Action in Lieu:**

- a. Community Center Pool Repairs

**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  
May 17, 2022 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
	Treasurer	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

**III. Approval of May 17, 2022 Executive Meeting Agenda:**

**IV. Approval of April 19, 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) & (5).

**A. Violation Fine Waiver Requests**

**VII. Association Reserves Funding**

**VIII. Other:**

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

**IX. Adjourn**