

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

July 19, 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:

- June 1, 2022 Covenants
- June 2, 2022 ARC
- June 6, 2022 Landscape
- June 16, 2022 ARC
- June 16, 2022 Nominating Committee

### VII. Approval of Minutes:

#### a. June 21, 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: No requests.

**X. Finance:**

**a. Balance Sheet Report for May 31, 2022**

Operating Cash	\$769,637.73
Total Cash Reserve	\$1,330,075.84
Accounts Receivable	\$134,672.80
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

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May 31, 2022 Total Assets	\$2,362,981.33
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**b. Balance Sheet Report for June 30, 2022**

Operating Cash	\$720,676.58
Total Cash Reserve	\$1,326,546.43
Accounts Receivable	\$90,918.74
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

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June 30, 2022 Total Assets	\$2,266,736.71
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**c. 2022-2023 Annual Budget**

**XI. Nominating Committee:** recommends the slate of candidates as follows: John Abraham, Peggy Bracken, Connie DeLarge, and Tim Weiler.

**XII. Architectural Review Committee:** No recommendations.

**XIII. Landscape Committee:**

- a. Landscape Maintenance Contractor**
- b. 'The Villas' Sidewalk Encroachment**

**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, #18132, #18132, #19967, #79801 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #106716, #20659 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #101722 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- e. **ID #20659, #24188, #19778, #92340 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #20849 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #92243 (Design Guidelines Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #109357, #19079, #107745 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #21507 (Duty of Maintenance)** – Recommendation of an extension until 09/07/2022.
- j. **ID #114797, #19954 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 07/20/22 to be charged to the account if the property is not brought into compliance by 07/19/22.
- k. **ID #41846, #105332 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #106608 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XV. Old Business:** None.

**XVI. New Business:**

- a. **Baseball Field Bases & Plates Replace**
- b. **Baseball Field Drag Mat**
- c. **Baseball Field Storage Chest**
- d. **Windmill Park Dog Waste Stations**

**XVII. Action-In-Lieu**

- a. **Irrigation Controller Replacement**

**XVIII. Management Report:** Provided at meeting

**XIX. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
July 19, 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 July 19, 2022 Executive Meeting Agenda:**

**IV. Approval of June 21, 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. Wall Repair Request**

**B. Late Fee Wavier Requests**

**C. Foreclosure & Legal Requests**

**VII. Other:**

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) & (2).

**A. Appeal of ARC Approval**

**B. CRCA Plant Replacements**

**VIII. Adjourn**