

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 16, 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: Mr. Clint Goodman, Attorney for CRCA

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:

- July 6, 2022 Covenants
- July 7, 2022 Nominating Committee
- July 7, 2022 ARC
- July 11, 2022 Landscape
- July 21, 2022 ARC

VII. Approval of Minutes:

- a. July 19, 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:

- a. Robert's Rules of Order
- b. Duty of Maintenance Enforcement for Commercial Properties

X. Finance:

a. Balance Sheet Report for July 31, 2022

Operating Cash	\$601,714.78
Total Cash Reserve	\$1,347,179.23
Accounts Receivable	\$63,971.94
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

July 31, 2022 Total Assets	\$2,141,460.91
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b. 2022-2023 Annual Budget

XI. Slate of Candidates: Board meets August 26, 2022 at 5:00 P.M. to certify slate.

XII. Election Committee Appointment

XIII. Architectural Review Committee: No recommendations.

XIV. Landscape Committee:

- a. AAA Landscape Performance Review Update
- b. Landscape Committee Member Removal

XV. 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, #79801 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #106716 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #101722 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #24188 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #92340 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #109357, #19079, #107745 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #114797, #19954 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 08/17/22 to be charged to the account if the property is not brought into compliance by 08/16/22.
- i. **ID #105504, #34483, #19001 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #59828, #29232, #19072 (Landscape Maintenance)** – Recommendation of one-time \$25 fine and 30-day pool suspension until property is brought into compliance.
- k. **ID #114691 (Landscape Maintenance)** – Recommendation of an extension until 09/07/2022.
- l. **ID #109358 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #100492, #40765 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- n. **Cost Increase for Lot Clean Ups**
Lot Clean Ups include removal of front yard weeds and debris, and application of pre-emergent weed spray for properties in violation for landscape maintenance, typically weeds.

XVI. Old Business:

- a. **Baseball Field Bases Replace**

XVII. New Business:

- a. **Windmill Park Baseball Field 'No Dogs' Signs**

XVIII. Action-In-Lieu

- a. **Community Center Remediation Services**

XIX. Management Report: Provided at meeting

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
August 16, 2022 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 August 16, 2022 Executive Meeting Agenda:

IV. Approval of July 19, 2022 Executive Meeting Minutes:

V. Guests: Clint Goodman, CRCA Attorney

VI. Owner Requests and Legal Requests:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2)(3) & (5).

A. Appeal of Denied Late Fee Waiver Request

B. Appeal of Approved Front Yard Landscaping

C. Late Fee Waiver Requests

D. Legal Requests

VII. Other:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2) & (3).

A. Aggressive Dog

VIII. Legal Training & Legislative Updates

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

IX. Adjourn